

Winjum's Shady Acres Campground Seasonal Lot Lease Agreement 2022 (return by October 31st, 2021)

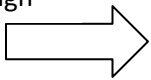
This LEASE AGREEMENT made this 15th day of October, 2021 between Winjum, Inc. 17759 West 177th Street, Faribault, MN 55021, the LANDLORD and _____, the TENANT as follows:

- 1) The LANDLORD agrees to lease to the TENANT, the camp site **No.** _____, Faribault location.
- 2) The Lease Term shall be for the Camping Season of 2021 from May 1st, 2022, ending September 30st 2022.
- 3) The TENANT agrees to pay the LANDLORD for the SITE leased, in the amount of _____, regardless of condition of campsite and / or any other conditions or situations that prevent full use that Winjum, Inc. cannot fully control.
- 4) Accompanying this signed lease, TENANT shall pay a **\$300.00** down payment for the 2022 season, with remainder or half of the remainder due April 15, 2022. A 3% surcharge will be assessed on all credit card payments made towards the 2020 seasonal lease amounts due.
- 5) TENANT shall return signed lease, down payment to LANDLORD by October 31st, 2022.
- 6) TENANT must notify LANDLORD by January 1st of leasing year requesting to terminate this lease to receive down payment refund (less administrative fees). NO refund will be given after January 1st of said leasing year.
- 7) The TENANT agrees to use the premises for camping only and does certify that the SITE cannot be sublet or altered without PRIOR permission from the LANDLORD in writing.
- 8) The property being privately owned, the TENANT accepts camping privileges with the understanding the TENANT does hereby release WINJUM, INC. and employees of all liability for loss or damages to property or injury to a person arising out of his/her use of its camping facilities and agrees to indemnify Winjum, Inc. and employees, against claims resulting from loss or damages to property or person or any member of the family or guest, invited or not of the TENANT arising out of the use of the camping facilities.
- 9) The TENANT agrees to read and comply with all campground rules. Signing of the lease signifies that the Campground Rules have been read and agreed to.
- 10) The TENANT agrees to pay electric costs, winter storage fee(s), unpaid balances, and service charges **15 days** after the fall billing cycle.
- 11) The Description of the Unit to be placed on the leased site is as follows: MAKE _____
MODEL _____ YEAR _____ SERIAL # _____
- 12) Names and Ages of Children LIVING AT HOME expected to camp(children residing outside of home are considered GUESTS) _____ Type/Name of pet you expect to bring to this facility: _____ (vaccination certificate required)
- 13) Make/Year of vehicle(s) you expect to bring to campground: _____. In the event there is a second vehicle and your site does not have adequate parking for two vehicles, tenant must inform management to discuss parking for second vehicle.
- 14) TENANT agrees to carry and must provide liability/comprehensive insurance & current vehicle registration during the term of the lease. TENTANT must furnish LANDLORD insurance Company/ policy number and effective dates of said policy for camper unit and golf cart or any off road vehicle used at campground.
- 15) TENANT agrees to provide certificate of liability insurance to LANDLORD for personal golf carts or any off road recreational vehicle, on the property.
- 16) TENANT will pay a winter storage fee, if camper is left for more than one month after water is shutoff.
- 17) LANDLORD must approve sale of camper on site prior to advertisement of camper. Only campers manufactured after the year 2011 will be allowed to be sold and stay on site. TENANT will pay a transfer fee of \$300 in order to sell

on site. TENTANT securing sale of camper onsite prior to management approval of new tenants will incur all legal costs if management denies residency to new tenant. Tenant must keep site, deck or patio, and camper clean and in nice appearing condition while camper is on the market. MANAGEMENT allows TENANT one year of advertisement of camper manufactured after 2011. Tenant will remove camper and possessions after the 12 month period has expired. TENTANT agrees to pay removal fees if the camper is leaving the premises.

- 18) This Lease contains the entire agreement between the LANDLORD and TENANT. No other representation inducement, verbal or written, has been made which is not contained in this Lease. This Lease is severable: if one portion is found invalid, the remaining portion shall, nevertheless remain in full force and effect.
- 19) TENANT agrees to comply with all rules and regulations established by the LANDLORD written or verbal. Failure to comply with rules and regulations followed by a three day notice of violation of the same, shall constitute a breach of this agreement, entitling LANDLORD to recover possession of Leased premise(s).
- 20) TENANT agrees to occupy residence in a non-disruptive, non-combative manner. Management reserves right to evict TENANT without notice if the TENANT (including guests) incites neighbors or others on property. Furthermore, TENANT will not allow under aged drinking or illegal substances at their site.
- 21) TENANT requesting a different site will reimburse management for all applicable fees to move camper, read meters, and any other expenses incurred. Management foregoes damage liability when moving camper(s).
- 22) Departing campers will not remove in-ground structures or plants without prior approval with exception of decks and sheds.

Must sign



LANDLORD _____ date: _____

TENANT _____ date: _____

We are seeking all updated information to ensure our records our up to date. Please fill in ALL information:

Name(s) First _____ Last: _____ Lot: _____

Preferred email address _____

Home address: _____

Phone number(s): _____

Year you started camping with us _____

all other information needed is filled in on the first page of this lease... thank you!



Clip and save (you will NOT receive a bill in the spring)

2021 payment options for _____ :

***FULL PAYMENT PLAN:**

Due on April 15th, 2022

pay your lot rent in full -Minus the \$300 down payment-

***PARTIAL PAYMENT PLAN: (\$50 extra)**

Due on April 15th, 2022

pay half your lot rent, Minus \$150 and add \$25.00. By June 15th pay the same amount.