

LENNIE'S RIVER RETREAT (LRR) - RECREATIONAL VEHICLE (RV), SITE RENTAL
TERMS AND CONDITIONS

LENNIE'S (LRR) is an RV (Recreational Vehicle) Parking Site Rental facility. RV sites are rented to individuals (aka-RV'er) for street licensed motor vehicle **Self Service(no services provided)**, parking to accommodate 1) RV and 1) passenger vehicle. The vehicles are mobile, on wheels, non-stationary, personal property and not considered real estate. This agreement is for vehicular parking and laws pertaining to personal residency are hereby waived. All transactions are subject to these terms and conditions as outlined herein.

RV Rental Sites: The RV sites feature a single parking spot for your RV (Recreational Vehicle) and 1) Passenger Vehicle. Each site offers access to pressurized municipal water, domestic sanitary sewage disposal and electrical. Please inspect the site prior to your occupancy. Should the RV site not meet your approval, prior to your occupancy of the site, you will be entitled to a full refund of your pre-registration. Upon occupying the site, you accept the site as is.

Registration: Registration and payment in Advance are required for all site rentals, occupants on premises and usage of our facilities. LRR does not offer reservations for sites, only pre-registration including pre-payment. Usage of the LRR facilities without prior registration, payment and approval is **subject to criminal trespass** and **loitering laws**. The police will be called to remove unregistered vehicles and/or occupants from our premise. Rates are based upon number of persons occupying the RV site, with a limit of 3 people. Additional people, up to 5 people, will be charged \$10 per person, per month. See rate schedule posted at our office. Registrations may be transacted in person at our office, or by calling our office and speaking to one of our associates during business hours. Registration for extended stay must be made in advance of occupying a RV site. Daily rental is available for unoccupied, unregistered open and available sites only and subject to prior registration.

Rental Application: We may, at our option, request that you fill out a rental application and submit it to our **Screening Process**- We reserve the right to extend or refuse service to anyone. We may require a rental reference, personal background information, employment information, proof of financial capacity, or other information that we deem necessary to determine if we will extend a site rental offering. Appearance Screening- We reserve the right to inspect the condition of your RV and or Vehicle. If we feel the appearance of your RV or Vehicle does not meet our expectations, we may withhold our Site Registration offering.

Rental Rates: LRR offers Monthly & Weekly, (Extended Stay) rental rates. Sites that are open and not previously registered may be used on a first-come, first served self-service basis. Rates are subject to change without notice and rates posted on site take precedence. By signing this registration form, you agree to all terms and conditions listed herein, to obey all laws, to comply with all notices and signs posted on LRR premises and all terms and conditions.

Payments: We accept cash, credit card or check (with proper identification). Payment transactions are subject to acceptance and approval and must be paid in advance. Transaction Fees-Returned checks, credit card charge backs or other transactions that result in partial or incomplete payment will be charged an additional fee in the amount of \$50.00. plus, but not limited to towing and/or disposal cost, administration cost, cost of collections, attorneys' fees, court cost, processor fees and other cost that may be encountered to collect any outstanding fees due to LRR.

Late Fees: To receive the posted extended stay rates, you must register and pay in advance. If your payment is made after the checkout time, we may at our option charge.

Daily Rate Fee: Our posted Daily Rate currently \$29.95 for each day you have not renewed your extended stay registration.

Late Fee: For extended stay registrations MKP will charge (in addition to the registration rate) \$50.00 for the first day and \$5.00 per day thereafter until the entire amount due is paid in full. Per management discretion, we may disconnect the utilities at the site and or have your vehicle towed at your own expense. Should non-payment persist beyond one registration period, the late fees will compound.

Early Departure and Credits: Should you (RV'er) check-out prior to end of your registration period, upon request, you will be issued a Credit Voucher for your unused and remaining registration period. This credit voucher is good for one year from the date of issuance and must be the original voucher presented to redeem. We do not offer cash back or refunds.

Utilities: The RV sites are individually numbered and each site features water, electricity and sewer. Some sites are set up to share a water hydrant with a neighboring site.

Water: You will have access to an above ground yard hydrant equipped with ¾" water hose threads. You may attach to and utilize pressurized municipal domestic water during non-freezing weather conditions. Connections should not leak or cause loss of water. Water is for domestic consumption, and usage inside your RV only. Washing of vehicles and non-

domestic consumption is prohibited. If in the event the weather is projected to dip to 32 degrees or lower, (Freezing Conditions) LRR requires, and you agree to comply with our Freeze Protection Policies. In freezing conditions, the RV'er is responsible for freeze protection of the above ground .

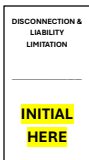
Yard Hydrants and their own pressurized water system. If a hydrant is damaged RV'er agrees to pay professional repair cost. Replacement of a hydrant is a minimum charge of \$350.00.

Electrical: LRR offers 50a, 30a, and 20a metered electrical RV site pedestals. Daily rental rate includes the electrical fee.

Sewer: Each site and our fee-based Dump Station is for the discharge of domestic biodegradable waste only. Blockages to our sewer system caused by non-acceptable camper waste, lost or improperly placed RV sewer hoses and or solids introduced by the RV'er, will be charged. Do not discharge waste or gray water on the ground. Water connections are the responsibility of the RV'er. LENNIE'S will not be held liable for loss of utility service beyond our control. Should utility service be lost for any reason, the RV'er will be provided with a credit voucher for future usage, when the utilities are restored, subject to normal reservation process. In any event our liability will be limited to the cost of one day's site rental without liability for consequential or inconvenience damages.

Wi-Fi: MKP offers courtesy wireless internet access. Please ask for the Wi-Fi password.

Check Out Time: 11:00am following your last paid through night. (See registration showing last paid through night) Should you decide to stay longer please notify the office to update your registration. (subject to availability, prior registrations have priority) The grace period for vacating the sites after check out time is 1 hour. After the grace period has expired your unit is subject to disconnection and or towing at MKP's discretion and at your expense. without recourse against LENNIE'S, its employees and owners, for actual or consequential damages.



Upon expiration of the above listed Check Out time and grace period, Permission is hereby granted to immediately disconnect your RV from MKP's utilities, to physically remove your RV, Vehicle(s) and personal property from MKP's premise at your expense, without liability or recourse against MKP, its agents, owner or employees.

Limitations of Liability: LRR is a self-service facility. RV'er agrees to inspect the RV site and LRR facilities prior to occupancy. Should RV'er or RV'ers guest, sustain any type of loss while on premises, RV'er agrees to Indemnify and Hold Harmless, LENNIES, its owner, agents and employees, including but not limited to loss of, personal or bodily injury, loss of public utility, wind or storm damages, falling tree or limb damages, animal encounters, acts of God, fire, theft, vandalism, and or other damages which may arise. LRR reserves the right to remove unregistered vehicles and other personal property that are left beyond the registration check out time and defined grace period. LRR will not be held liable for any damages that may arise resulting from towing, handling and disposing of personal property.

Pets: Pets must be on a leash, always attended. Walk pets on the road accessing the park or in green spaces. All pet residue must be removed immediately. Pets may not be left outside your RV unattended. Pets found to be a nuisance will be required to be kept inside your RV and if nuisance persists, you will be asked to leave the park. NO LARGE DANGEROUS BREEDS WITHOUT PRE-APPROVAL. THESE INCLUDE BUT ARE NO LIMITED TO: PITBULLS, ROTWEILERS, DOBERMAN PINCHERS, GERMAN SHEPARDS, MASTIFS.

Quite Time: Is 9:00 pm to 8:00am. No loud noises or radios. Please do not run generators at any time, consider others.

Laws: RV'er must obey all laws and not cause a nuisance. Loud noises, radios, fireworks or open fires are Not permitted. MKP may revoke any or all party's registration as we deem appropriate to protect the harmony of the RV Park. If any clause, section or provision is deemed to be unenforceable, the remainder of the document to remain valid. Children: Must be declared at the time of registration and supervised at all times. Children 12 and under must have adult supervision to use the swimming pool.

Trash: Sites are self-service, and you must remove your trash and deposit it in our premises' dumpster. When you leave your site, you must leave it clean for the next occupant. No services are included in your registration. If your site requires cleaning an additional charge will apply to include all labor and disposal fees applicable, but not less than \$25.00 to clean your site. This fee will be added to your registration and is due upon occurrence. We may use your card on file to collect fees due.

RV GUEST
SIGNATURE _____

Date _____

I have read the registration, terms and rules and agree to the terms and conditions herein.