



Mines & Meadows Resort Site Lease

This lease agreement and attached addendum are made effective this ____ day of _____, 20____ between Mines & Meadows, LLC (hereinafter referred to **Mines & Meadows Resort**, located at 1307 Old Route 18, Wampum, PA 16157 and the following Lessee(s):

Name(s): _____

Address: _____

City: _____ State: _____ Zip: _____ Ph: _____

1. **Mines & Meadows Resort** agrees to lease to Lessee, site # _____ in Mines & Meadows Resort.
2. **The lease term** shall be for ____ months beginning _____, 20____ and ending _____, 20____.
3. **The lessee agrees** to pay Mines & Meadows Resort rent for site leased in the amount of _____, payment due in full by _____, 20____.
4. **Since year-round parking** of unit is permitted, lessee is responsible for any RV winterization. If selling a trailer to stay on site, you are still responsible for full rent at the beginning of each contract term, you must get prior approval to sell trailer with site rental, and all buyers must be approved by Mines & Meadows Resort to rent the site. No For Sale signs allowed on your lot or RV, all sales must be posted in the office.
5. **Termination of Contract:** Contracts can be terminated without a refund by owner for violations of Mines & Meadows Resort rules, such as but not limited to, non-payments, unruly behavior, fighting and domestic activities. Trailers will have to be removed from park within 7 days of eviction notice. Any time after 7 days there will be a \$50 per day charge for storage. Payment of \$50 per day on storage charge will be paid before trailer leaves the park.
6. **The lessee agrees to use the premises for “Camping Use Only”** and certifies that the site cannot be used by anyone not listed on this lease agreement, without prior permission from Mines & Meadows Resort. If you choose to quit camping, or move your unit out, you are responsible to pay any remaining amounts due on this contract. There will be no refunds. If you decide to sell your unit after you have signed this contract, the new lessee must be approved by the resort owner and must fill out a new contract and pay that site fee; there will be no subletting.
7. **Lessee must** notify the office if replacing RV.
8. **Management reserves the right** to remove trees or other objects on any campsite for safety or maintenance reasons and temporarily disconnect any utilities with out notice.
9. **Mines & Meadows Resort and its owners** and employees are not responsible for damage, vandalism or theft of guest’s RV or other personal possessions.
10. **Lessee agrees to relieve Mines & Meadows** and its owners and employees of any responsibility for “Acts of God”. Lessee understands Mines & Meadows and its owners and employees are not liable, nor responsible to carry insurance coverage on lessees camping unit, vehicle, or other personal property. Lessee agrees to carry his/her own liability/comprehensive insurance during the term of this lease; lessee will furnish proof of insurance to Mines & Meadows.

11. This property being privately owned, the Lessee accepts camping privileges with the understanding that he/she does hereby release the Mines & Meadows Resort, its owners and employees of all liability for loss or damage to property and injury to his/her person arising out of his/her use of its camping facilities and agrees to indemnify Mines & Meadows Resort, its officers and employees, against claims resulting from loss or damage to property or injury to the person of any member of the family or guest of the lessee, arising out of the use of its camping facilities.

12. Anyone that willfully or negligently defaces or destroys property or equipment, of the resort or any other guest will be held liable for the full value thereof. Registered guests and all other users of this property are liable for all property damages.

13. The lot rent includes the following services; access to water (outside the park office), garbage disposal at the dumpster, road maintenance to the site, and all other park amenities.

14. Description of the UNIT to be placed on the leased site is as follows:

Make: _____ **Model:** _____ **Year:** _____ **Size:** _____ **Color:** _____

Serial #: _____

15. Names, ages and relationship to Lessee of children expected to use lessees' site:

16. Type and number of pets you expect to bring to Mines & Meadows Resort:

17. Lessee agrees to read and comply with all Mines & Meadows Resort RV Park Rules as provided to the lessee and posted in the office. Rules and regulations of Mines & Meadows Resort are subject to change without notice by owners. Mines & Meadows Resort reserves the right to inspect all sites. Any lessee in violation of the rules and regulations will forfeit their lease and all monies paid and will be required to leave Mines & Meadows Resort immediately.

18. Names of lessees approved to use site # _____ at Mines & Meadows Resort:

Lessees: * _____ **Print and Sign Names**

_____ **Print and Sign Names**

_____ **Print and Sign Names**

_____ **Print and Sign Names**

Signed on this _____ day of _____, 20____.

** indicates Lessee from which all written or oral correspondence must be received.*