



## Weis Ecology Center

150 Snake Den Road, Ringwood, NJ 07456 (973) 835-2160 / Fax: (973) 835-8986

NEW JERSEY  
AUDUBON  
SOCIETY

### 1998 CABIN RENTAL LEASE

This Agreement, between NJAS's Weis Ecology Center of the Borough of Ringwood, County of Passaic, State of New Jersey, (hereinafter known as the CENTER) and \_\_\_\_\_, the LEASEE (one person), hereby states that both parties understand and agree that the LEASEE shall have use of cabin # \_\_\_\_\_ from (month) \_\_\_\_\_ (date) \_\_\_\_\_, 1998 until (month) \_\_\_\_\_ (date) \_\_\_\_\_, 1998 to be used and occupied only as a secondary dwelling (**not a primary residence**) for this season in its current condition at the monthly rent of \$ \_\_\_\_\_, payable in advance on the first day of each month. The LEASEE understands and agrees that monthly rentals do not include Memorial Day Weekend or Labor Day Weekend unless the entire month of May and/or September is paid for. A reservation fee, later to become the security deposit, of one month's rent in the amount of \$ \_\_\_\_\_ must be received by the CENTER for reservation preferably two months prior to the LEASEE's expected date of arrival. The security deposit does not serve as the last month's rent. A pet deposit of an additional \$50.00 must also be received for those pets grandfathered (see Addendum B). Unless damage has been incurred, the security deposit and pet deposit will be refunded in full at the end of the rental period when the keys are returned and the cabin is inspected. If necessary, the Director of the CENTER, or authorized agent, will assess a reasonable fee for damages. The LEASEE understands and agrees to pay the monthly rent during the term of the tenancy upon the following conditions:

1. That the LEASEE understands and agrees to pay the full monthly rent as set forth above on or before the first of each month.
2. The LEASEE understands and agrees that whenever damage or injury to the cabin results from misuse or neglect on the part of the LEASEE and/or their guests, that the LEASEE will repair or be held financially responsible for the cost of the damages and/or repairs to the cabin by the LEASEE and/or their guests.
3. The LEASEE understands and agrees that upon the expiration of the term, the LEASEE and/or their guests will leave the premises and its fixtures in good order to the CENTER; any property left after tenancy expires becomes the property of the CENTER.
4. The LEASEE understands and agrees that they will not assign this agreement nor sublet the premises or any part thereof. The LEASEE and/or their guests further understand and agree that they will not make any alteration in the Cabin without the express written permission from the CENTER's Sanctuary Director.
5. The LEASEE and/or their guests understand and agree to comply with all rules, guidelines, and regulations of the CENTER, including the amended No Pet Policy, together with applicable rules of Ringwood Board of Health and ordinances set forth by the Borough of Ringwood applicable to the cabin.
6. The LEASEE and/or their guests understand and agree not to use electric heaters, refrigerators, and any other large electrical appliances.

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