



McGee's Landing

1076 McGee's Landing Rd, Hemphill TX 75948

Phone : (409) 579-3520

Rental Agreement

The rental agreement is made on the ____ day of ____ 2016, between McGee's Landing RV Park, with its principle office located at 1076 McGee's Landing Rd., Hemphill, TX 75948, referred to herein as Lessor, and (Guest) referred to herein as Lessee.

Lessor leases to Lessee and Lessee leases from Lessor, for the term of this agreement, RV spot # ____ of the McGee's Landing RV park and being hereafter referred to as RV spot (whether one or more), and pursuant to the following terms and conditions.

1. **Rent:** Lessee agrees to pay as rental \$ _____ daily/weekly/monthly for RV spot beginning _____ 2016, through _____ 2016 payable without demand , either by credit card or check.
2. **Assignment and Subletting:** Lessee shall not sublet the RV spots, or any part of the premises, or assign this agreement.
3. **Default:** Any failure by the Lessee to pay rent or other charges promptly when due or to comply with any other term or condition of this agreement shall, at the option of Lessor, promptly terminate this tenancy and forfeit all rights of Lessee under this agreement.
4. **Maintenance and Redelivery of RV spot:** Lessee shall keep and maintain the RV Spot in a clean and sanitary condition at all times, and on the expiration or earlier termination of the tenancy shall surrender the RV Spot to Lessor in as good condition as when received, ordinary wear and tear and damage by the elements excepted.
5. **Governing Law:** This agreement shall be governed by, construed, and enforced in accordance with the laws of the state of Texas.

RV Park Rules

- Please observe a Speed Limit of 15 mph
- Quiet Hours 10 pm – 7 am. Please be considerate to others. No loud music during this time.
- ATV's and Recreational Vehicles allowed on the road only.
- There is a dumpster located in the middle of the circle drive going to the boat ramp. All garbage must be bagged and tied, boxes broken down. Do **NOT** leave trash outside your RV. Cleanliness of the park is important to us.
- Pets must be maintained by leash. Owner must be in control of their pet at all times. If your pet exhibits any aggressive behavior you will be asked to remove them from the premises.
- Children must be supervised
- Sewer Connection- A positive sewer seal at both ends of sewer hose is required. Texas Law requires that a sewer hose must be fastened using a connector or a rubber donut.
- Illegal drugs of any form are prohibited on the property of McGee's Landing. Person or Persons' caught in violation of this rule are subject to immediate eviction without a refund.
- All park facilities and equipment of the park is intended for the convenience of the guest. Any and all persons using the facilities do so at Their Own Risk and consent. The park management is not responsible for accidents due to fire, theft, wind, flood, personal negligence, acts of God or other unfortunate circumstances. The registered guest is financially responsible for all individuals or pets at their site for any/all damage to the park.

These rules are for health, cleanliness, legality and welfare of all.

Management reserves the right to evict or refuse service to any person or persons who break or disregard any rules without refund. Management reserves the right to refuse anyone, and make changes to the rules, regulations and fees when necessary.

This property is under 24 hour video surveillance. Equipment in use is to aid in the prosecution of any crimes committed against this business.

Witness: our signatures as of the day and date first above stated.

Lessor: McGee's Landing

Lessee: _____

(Print Name and Phone Number)

Signature/ Date