

West Forty RV Park Season Campsite Lease

This lease agreement, made on _____, 2022 between **West Forty RV Park** at 245 Highway 37, Gilbert, MN 55741 (known herein as Landlord) and tenant named as:

Name: _____

Address: _____

City, State, Zip: _____

(herein referred to as Tenant).

1. The **Landlord** agrees to lease site number _____ highlighted on the map below at its published monthly rate.



2. The lease will run from _____, 2022 to _____.
3. The **Tenant** agrees to pay rent per month as described below:
 - Campsites with 30-amp or 50-amp service with an electric meter and full water/sewer hookups are \$525/month or \$131.25/week plus electric
 - Campsites with 30-amp non-metered site with full water & sewer hookups are \$550/month or \$137.50/week
 - All seasonal/monthly metered sites will pay for electricity separately based on use.
 - Campsites with 30-amp with an electric meter with no water/sewer are \$500/month or \$125/week.
4. Tenant agrees to pay \$ _____ per week/month for campsite _____ until the end of the lease term.

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5. I understand that if my campsite has an electric meter, I will be billed separately for electricity used at a rate of \$0.14 kWh at the start of each month for the previous billing period of use.
_____ (initials)
6. I understand that if my campsite does not currently have a meter on it, I will pay the non-metered rate until the electric pedestal upgrade has been made. I understand that my rental rate may be changed on the 1st day of the month immediately after the electric pedestal has been upgraded to include a meter and will be charged the metered rate site plus electricity used thereafter.
_____ (initials)
7. I understand that rent is due on the 1st day of the month if billed monthly. If rent is billed weekly, it is due on Monday each week. If rent has not been paid in advance of the collection days mentioned herein, I authorize West Forty RV Park to charge my credit or debit card that is on file.
_____ (initials)
8. The **Tenant** requests to pay rent on a **monthly** / **weekly** (circle one) payment schedule.
_____ (initials)
9. The **Tenant** agrees that they will occupy the above named site and will not sublet without written permission from the Landlord.
10. The property is owned by **Mesabi Mountain Holdings, LLC** and leased by **West Forty RV Park**. The **Tenant** agrees that they have received a copy of the written rules of the campground and will abide by these rules. **Tenant** also agrees not to hold **West Forty RV Park** or **Mesabi Mountain Holdings, LLC** responsible for loss or damage to property of injury to the **Tenant** or any member of the **Tenant's** family or guests as a result of using this campground. A full list of campground rules is also available online at www.westfortyrvpark.com/park-rules.html
11. If the **Tenant** is asked to leave or is evicted for failure to obey campground rules, they understand there will be no refund of fees paid. _____ (initials)
12. The description of the unit to be on the leased site is as follows:
Make: _____ Model: _____
Year: _____ Color: _____
License number: _____ State: _____
13. The **Tenant** agrees to carry insurance on the unit described above and maintain vehicle registration during the term of this **Lease**.
14. This agreement can be terminated by the **Tenant** by notifying the office no later than Fridays at 9 p.m. the week prior to the departure dates. No refunds will be made for time periods charged before notice has been given. **West Forty RV Park** appreciates earlier notice whenever possible.

Tenant name: _____

Tenant signature: _____

Date: _____

Landlord: _____

Date: _____