

## Lease Agreement

In consideration for the use of the premises and appurtenances of house, tent platforms, and life

boat at: Little Lazy Gut Island, Deer Isle, Maine

TENANT agrees to rent the same for the time period: \_\_\_\_\_

at the rate of \$1200 per week, or \$200 per day assuming a 4 person occupancy. Fees for each additional person up to maximum total of 8 people are \$25 per day. Pets are allowed at a rate of \$50 per pet per week or any portion thereof. Total TENANT charges are as follows:

---

\_\_\_\_\_.  
Payment is due in full upon arrival. A one half payment of \$ \_\_\_\_\_ is

required to reserve the rental and is refundable up to a date 90 days prior to the rental. If a replacement tenant

satisfactory to Owner is obtained for the same time period, the deposit is refundable. Security deposit is required

upon arrival to cover damages in the event of default or breach of any part of this agreement. For this purpose

TENANT will supply a valid credit card number to agent which will be chargeable for any applicable damages.

Payments made on arrival should be paid with cash tender, bank check, or money order. TENANT gives permission

for OWNER or AGENT to check his or her credit. Correspondence and payments should be made to AGENT at:

---

\_\_\_\_\_.  
TENANT contact information, email: \_\_\_\_\_ . Phone: \_\_\_\_\_ .  
Address: \_\_\_\_\_

---

\_\_\_\_\_.  
TENANT agrees to maintain the premises and any attached inventory in a reasonable clean and habitable condition and

accepts the premises as being the same. Upon termination of the rental occupancy the property will be inspected and

expenses of cleaning or repair if necessary will be determined and billed within 30 days of end of occupancy. TENANT

agrees to report problems and or damages concerning the property to rental agent.

TENANT agrees that the total number of people residing in the dwelling shall be \_\_\_\_\_. Their names are: \_\_\_\_\_

---

\_\_\_\_\_.  
TENANT agrees that no pets will be allowed without written permission from the OWNER/AGENT. Any conditions permitting a pet or pets including extra charges shall be noted here

---

\_\_\_\_\_ and initialed by OWNER/AGENT. \_\_\_\_\_. TENANT agrees that any changes to the above occupancy must be made with written permission from OWNER. TENANT agrees that **no smoking** is allowed in the cabin.

TENANT agrees to assume all legal responsibility for the acts and conduct of any visitors or guests and will not violate any laws on the premises.

TENANT agrees not to transfer or assign this Agreement, not to let or sub-let the premises or any part of the same without the written consent of OWNER.

The terms, covenants, and conditions of this Agreement will inure to and be binding upon OWNER and TENANT, and their respective heirs, and assigns.

It is expressly understood and agreed by and between the parties of the Agreement that, unless liable under law, OWNER will not be liable for any damage to, or injury to, or sickness of any person or persons which may occur on the premises or on or in any boats for the duration of this agreement; nor will OWNER be liable for any personal property which is stolen or damaged due to flooding, leaks, fire, malfunction of equipment, structural problems, or for any reason whatever. All persons and personal property in or on the premises will be at the sole risk and responsibility of TENANT(S).

TENANT is authorized and capable to sign this Agreement and is not relying on prior oral or written representations to OWNER or agent.

In event of default or breach of this Agreement, TENANT agrees to any appropriate action by OWNER or agent to legal

action and agrees to pay all cost including a reasonable attorney's fee and court costs incurred by OWNER in the collection

of said rent or enforcement of any provisions of this Agreement.

Page 1 Of 2 TENANT initials \_\_\_\_\_

Page 2 of 2

The appliances and all amenities are on temporary loan and any normal repairs and maintenance will be at OWNER'S

expense and/or option. These include: gas refrigerator, gas range, and Franklin fireplace.

OWNER provides furnishings, an equipped kitchen suitable for an island without electricity and running water. Minor

kitchen items such as salt and pepper and a few spices and assorted items will be available. Linens and other assorted

items on hand are not for rental use. The island is equipped with one approximately 11 foot "pea pod" as a dingy and life

boat. It should remain on land upside down above the beach on the grassy area unless in use. It may be tied to the outhaul

during TENANT rental.

**TENANT will assume responsibility** for minor maintenance such as turning gas tanks on upon arrival and off after

term of rental, lighting the refrigerator pilot light, the gas range pilot light, proper use of kerosene lanterns and gas lights,

emptying the toilet after use, and general cleaning of premises to the condition it was found. See orientation write up for

specific information and instructions. TENANT is financially responsible for repairing any damage to the premises or the

appliances which is caused by TENANT misuse or negligence. TENANT agrees to notify OWNER as soon as noticed of

any malfunction, damage, or problem on the premises.

It is hereby agreed that after departure from premises, OWNER is not responsible for any TENANT possessions, and

TENANT waives claim for damages suffered. Departure is construed as one of the following:

The last date given on the rental term given above.

Other unusual circumstances that may be construed at OWNER'S discretion that departure has occurred.

TENANT is defined as those signing below and any dependents, occupants, or permitted persons living in the premises.

TENANT HEREBY ACKNOWLEDGES THAT HE OR SHE HAS READ THIS AGREEMENT, AND WILL COMPLY

WITH THE TERMS AND PROVISIONS OF THE AGREEMENT.

IN WITNESS WHERE OF, the parties have executed this instrument in duplicate on the month, day and year written

below. This lease shall begin on \_\_\_\_\_ and end on

\_\_\_\_\_.

Date: \_\_\_\_\_

OWNER or authorized AGENT on behalf of OWNER and phone #

TENANT signature Social Security number cell phone, emergency contact phone #