



130 Settlement Road  
Stonington, ME 04681  
207-367-8977  
[www.oldquarry.com](http://www.oldquarry.com)

### Lease Agreement

In consideration for the use of the premises and appurtenances of house, tent platforms, and boat at: Little Lazy Gut Island, Deer Isle, Maine owned by Little Lazy Gut Island, LLC

TENANT agrees to rent the same for the time period:

Arrive: \_\_\_\_\_ Depart: \_\_\_\_\_ at the rate of \$1600 per week or portion thereof assuming a 4 person occupancy. Fees for each additional person up to maximum total of 8 people are \$40 per day per person. Pets are not allowed. The Maine State sales tax of 9% will be added on to the total rental amount.

Total TENANT charges are as follows:

The balance is due upon arrival. The 50% payment of \_\_\_\_\_ is due by check within 10 days of this email.

If you cancel outside 90 days prior to the rental the deposit is refundable minus a fee of 15% of the total amount of the rental. 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 the TENANT will supply a valid credit card number to agent at time of initial reservation.

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

Correspondence and payments should be made to AGENT at: Old Quarry Ocean Adventures Inc. 130 Settlement rd. Stonington, Maine 04681 and can be reached at 207-367-8977.

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 by the owner 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 upon completion of their stay at the premises.

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.

Lease page 1 TENANT initials \_\_\_\_\_

TENANT agrees that any changes to the above occupancy must be made with written permission from OWNER by email to the AGENT. TENANT agrees that there is **no smoking** 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 and the AGENT.

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, death, 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 should not expect emergency service as might be common on mainland property such as ambulance service. TENANT should take into consideration the health and ability of its party to participate in this rustic island based experience. For minor emergencies call Old Quarry Adventures for help to the mainland. The following emergency numbers are for extreme need.

**Emergency** phone numbers:

Coast Guard 244-5121

Marine patrol: 911

Life Flight (helicopter from Bangor) 1-888-421-4228

Memorial Ambulance (to meet someone on the mainland) Call 911

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.

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, sheets and towels, are for rental use, please leave soiled linens in a bag or pile for OWNER pick up. 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 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 the AGENT and or the 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.

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

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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 midday on the day of **arrival**: \_\_\_\_\_ and end midday on the day of **departure**: \_\_\_\_\_.

Today's Date: \_\_\_\_\_

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OWNER, Little Lazy Gut Island, LLC, authorized rental AGENT, signature, print name, phone #

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TENANT signature, cell phone, emergency contact phone #

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TENANT print name and permanent address

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