

Print: Hit Ctrl and P keys on your keyboard. Then click OK.
(Please make sure your printer in on)

L E A S E: ()DAILY ()WEEKEND ()WEEKLY

Beaver Lodge is SMOKE FREE environment NO SMOKING IN THE LODGE. A violation of this stipulation, will forfeit the Security deposit.

IT is hereby agreed that TALON HOLDING CO. hereafter called LANDLORD, does hereby let and lease to (ALL PARTIES LISTED ON LAST PAGE), hereafter called TENANT, the following premises: "The Lodge Known as the BEAVER LODGE located at 3600 Beaver Run, Barryton, Michigan, for a term beginning 5:00PM_____ 201___ and ending 12:noon _____ 201____. Said premises to be used for private residential purposes only to be occupied by NOT MORE THAN (12) PEOPLE. (Sleeping arrangements for 12 provided.)

ANY NUMBER ABOVE 12 PEOPLE will be charged \$ 50.00 per person per day

Please indicate number of people: _____

Refund Policy: Refunds will only be paid after your date has been re-rentedM

TENANT AGREES AS FOLLOWS

1. Pay to the LANDLORD as rent (\$_____) + 6% TAX per. RENTAL TERM . 50% (\$_____) must be paid in advance on date of reservation request . Remaining 50% + Tax and security deposit due upon check-in.
2. Pay a security deposit of \$500.00 on date of check-in.
3. Only (12) PEOPLE will reside in the premises, TENANT understands that should more than (12) PEOPLE occupy the premises, the LANDLORD will charge an additional \$50.00 for each person per day.
4. The premises will not be sublet nor assigned without the written consent of the LANDLORD.
5. NO DOGS, CATS or OTHER PETS will be kept inside the "Lodge". A \$150.00 fee will be paid per pet should this clause be violated.
6. The premises have been examined by the TENANT and have been received in good condition and further agrees to maintain the premises in the same condition as when received and will not allow any waste, misuse or neglect or should waste, misuse or neglect occur on the leased premises that the responsibility therefore shall

be that of the TENANT unless damage occurs through the fault of the LANDLORD.

7. LANDLORD or his agents shall have the right with proper notice, to enter premises at reasonable times to examine or repair the same, to show to prospective renters.

8. No alterations shall be made to the premises, nor locks be installed anywhere.

9. That when the premises are vacated or abandoned and personal property is left in or near the premises, then such property shall be deemed abandoned by TENANT.

10. That the premises will be kept in a clean and healthy manner and no junk or garbage will accumulate in or near the premises.

11. That no laws, statutes or ordinances of a jurisdictional governmental unit will be violated on the premises.

12. That no motorized vehicles of ANY type will be placed inside the leased premises at any time.

13. "INSUFFICIENT FUNDS OR CLOSED ACCOUNT CHECKS" TENANT agrees that any checks that TENANT deliver to LANDLORD will not be returned to LANDLORD for ANY reason. TENANT agrees that any violation of this section subjects the maker of such check to a \$ 150.00 FEE FOR EACH CHECK RETURNED.

14. That the premises will not be used in such manner as to generate noise (including Loud Music) which will disturb other neighbors, nor will neighbors be harassed or bothered in any manner.

15. That should any repairs be necessary, the LANDLORD will be notified as soon as possible.

16. That should LANDLORD incur any expense in enforcing the terms of this Lease, TENANT shall reimburse LANDLORD 100% for such expenses.

LANDLORD AGREES AS FOLLOWS:

1. That upon payment of the rents due by TENANT and TENANT'S performance of his obligations under this Lease, TENANT shall have peaceful and quiet use of the premises during the term of the Lease.

2. In the event of a happening which makes the above described premises untenable, the LANDLORD shall have the option to declare this Lease void.

IT IS MUTUALLY AGREED AS FOLLOWS

1. TENANT shall be responsible for Neatness of the surrounding area of the leased premises.

2. TENANT shall be responsible for disposing of any garbage on a daily basis in the trash cans by the Power pole in the driveway. **(ALL TRASH MUST BE BAGGED)**

3. LANDLORD shall be responsible for snow removal in the drive and parking area only.

4. TENANT shall be responsible for Security check out prior to departure.
5. VENUE FOR LITIGATION OF THIS LEASE WILL BE MECOSTA CO. MICHIGAN.
6. It is understood by all parties hereto that additional pages of rules, regulations, and provisions attached hereto, read and signed by all parties shall be a part of this agreement.
7. It is understood and agreed that both parties have read, understood, and agreed to all of the foregoing and that they agree that any infraction of the above provisions shall constitute a breach of this agreement and provide grounds for immediate eviction and forfeiture of all moneys paid, including deposit.
8. Furnishings, appliances, appurtenances, and any other items provided with the " Beaver Lodge " are not to be removed from the premises or loaned at any time.
9. There is a phone at this lodge for Guest use. There are no long distance charges on this phone,feel free to call home .
- 10.Other agreements are as follows:

SECURITY DEPOSIT

TENANT agrees to pay the LANDLORD (\$ 500.00) security deposit to be used by LANDLORD should any damage be done by the TENANT . This requirement is at the sole discretion of the LANDLORD.

LEASE AGREEMENT

NOTICE: Michigan Law Establishes Rights And Obligations For Parties To Rental Agreements. This Agreement Is Required To Comply With The Truth In Renting Act. If You Have A Question About The Legality Of Any Provision Of This Agreement, You May Want To Seek Assistance From A Lawyer Or Other Qualified Person.

This Agreement and Lease made this _____ day of _____ 20____
 LANDLORD X _____ STEPHEN J. PERIALAS, CEO .

TENANT X _____
 (Please print the following) Name: _____
 E-mail: _____
 Phone: (_____) _____
 Address: _____
 City: _____ State: _____ Zip: _____

**Make payment and mail check and contract to :
 K.H. Perialas , 20888 Emerald Lane, Big Rapids, MI 49307**

Thank You

