

# Whispering Pines Cabin

85 Aiken-Miller Road, Accident, Maryland 21520

## RENTAL AGREEMENT

**THIS RENTAL AGREEMENT**, Made this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by and between **WHISPERING PINES CABIN**, hereinafter referred to as Lessor, and \_\_\_\_\_, hereinafter referred to as Lessee.

**WITNESSETH** that in consideration of the rent hereinafter reserved and the performance by the Lessee of the covenants herein on its part to be performed, the Lessor does hereby lease unto the Lessee, Who acknowledged it is a  Family  Church Group  Business, the cabin located at 85 Aiken-Miller Road, Accident, Maryland 21520. **Only approved family, church or business groups are eligible Lessees and each group must be accompanied by a person at least twenty-one (21) years of age.**

**RENTAL TERM:** From: \_\_\_\_\_ To: \_\_\_\_\_  
Check in: 2:00 pm Check out: 10:30 am

**RENT:** The rent for the term is payable by check, cash or money order in advance as follows:

Full Week (7 Nights)	Monday - Sunday	\$700.00	2 Night Weekend	Friday - Sunday	\$350.00
3 Night Weekend	Friday - Monday	\$450.00	Mid week (4 Nights)	Monday - Friday	\$450.00

- a. One-half of rental plus \$100.00 security deposit to reserve the premises; and
  - b. Balance of rental one (1) week prior to occupancy.
  - b. Pavilion rental for \_\_\_\_\_ days at Twenty-five Dollars (\$25.00) per day payable one (1) week prior to use.
- Mail Checks payable to Glen Maust, 143 Aiken-Miller Road, Accident, Maryland, 21520.

**In the event of cancellation, the deposit is forfeited unless the premises are re-rented for the same term and rental.**

**SECURITY DEPOSIT:** Lessor acknowledge receipt from Lessee of the sum of **One Hundred Dollars (\$100.00)**, as security deposit, which shall not bear interest, need not be kept separately, and shall be returned to Lessee within thirty (30) days of the peaceful termination of the full term of this Lease and surrender of possession, less the cost of any repairs which shall have been made necessary by acts of the Lessee. Lessee is responsible for all damage to the premises and its contents, including damages in excess of the security deposit.

**LOST OR ABANDONED PROPERTY:** Lessor is not responsible for lost items or property of Lessee on the premises upon termination of the rental term. Lessor will make reasonable effort to return such property provided Lessee furnish all expenses and instructions for return. After thirty (30) days, any property left at the premises will become the property of Whispering Pines Cabin.

**OCCUPANCY AND USE:** The premises shall be used solely by Lessee (not to exceed \_\_\_\_\_ persons), and for no others. Lessee agrees not to use or permit the use of the premises for unlawful or immoral purposes. Lessee agrees to keep the premises clean, sanitary and in good order, and agrees not to create or suffer any nuisances in the premises affecting the rights of others, and agrees to comply with all laws, ordinances, rules, regulations, and directions of governmental authorities and the Board of Fire Underwriters. Upon termination of this Lease, Lessee agrees to surrender possession in as good condition and repair as when received.

**RELEASE OF CLAIMS:** It is understood that this rental is for recreational purposes. Lessee may participate in activities such as canoeing, swimming, fishing, etc. Lessee further agrees to hold them harmless and to indemnify them from any claims, losses or damages for any bodily injury or property damage occurring during the occupancy and use of the premises. It is understood all persons on the premises participate in all activities **"AT THEIR OWN RISK"**.

**ASSIGNMENT:** Lessee cannot assign or sub-lease the property.

**RELEASE OF LIABILITY:** The Lessee assumes all risk of any damage to person or property that may occur by reason of fire hurricane or other act of God or from any cause whatsoever.

**POSSESSION:** Taking possession of the premises by Lessee shall be conclusive evidence against Lessee that it received the premises in good condition.

**QUIET ENJOYMENT:** In the event that Lessee pay the rent as provided for herein and otherwise performs all of the covenants and conditions to be performed by the Lessee and abides by all of the rules and regulations as set forth herein referred to, Lessee shall have peaceful and quite enjoyment of the demised premises for the term of this Lease.,

### **RULES AND REGULATIONS:**

- a. No Pets;
- b. No Smoking or use of tobacco products;
- c. No alcoholic beverages;
- d. No loud music or conduct disruptive to the neighborhood;
- e. An adult of at least 21 years of age must be present at all times during occupancy;
- f. No fishing in areas or at times swimmers are in the water;
- g. All activities are "AT YOUR OWN RISK";
- h. Children must be supervised by an adult at all times;
- i. Life preserves are required of all persons at all times while canoeing.

**IN WITNESS WHEREOF**, the Lessor and Lessee have executed this Lease the day and year first above written.

**LESSEE:**

**LESSOR: WHISPERING PINES CABIN**

\_\_\_\_\_  
(SEAL)

\_\_\_\_\_  
(SEAL)

**BY GLEN MAUST**

\_\_\_\_\_  
(SEAL)