

**Between 613846 NB Inc and seasonal lot lease – Also doing business as
Cambridge Narrows Campground**

This Lease Agreement is made this _____ day of _____, 20___, between 613846 NB inc. and seasonal lot lease, also carrying on business under the name of Cambridge-Narrows Campground located at 2353 Lower Cambridge Road, Cambridge-Narrows, New Brunswick E4C 1N9 (email Cambridge.narrows.campground@gmail.com), hereinafter called the “Landlord”, and

Name: _____

Address: _____

City _____ Postal Code _____ Phone Number Home _____
Cell _____ Email Address _____

Hereinafter called the “Tenant”,

1. The Landlord agrees to lease to the Tenant Site # _____ located in 613846 NB Inc . Located in pid # 00995506 & pid # 04765767. In 613846 NB Inc.
2. The Lease term shall be the camping season beginning at 8:00 AM May 15th, 20___, ending at 4:00 PM October 15th, 20___.
3. The Tenant agrees to pay the Landlord for site leased in the amount of \$2,000.00 plus HST, for a total of \$2,300.00, per season payment with a \$500.00 deposit required on or before September 15th, 20_. The balance will be required on or before April 15th, 20___ in the amount of \$1,800.00. Failure to have the balance paid by the terms of this Agreement and on the due date will result in the loss of the lot with no refund of the deposit of \$500.00 which will be forfeited plus balance owing will be due before trailer will be released.
 - a. Lots 26 lease amount is \$2,173.91 plus HST, for a total of \$2,500.00 per season payment with a \$500.00 deposit required on or before September 15th, 20___
 - b. Lots 67, 80, 82 & 84 lease amount is \$2,608.70 plus HST, for a total of \$3,000.00, lots 61, 63, 65 lease amount is \$3,478.26 plus HST, for a total of \$4,000 per season payment with a \$500.00 deposit required on or before September 15th, 20___
4. Year round parking of your unit is permitted if leasing the site the following season. The Tenant is responsible for any winterizing to his or her recreational vehicle. A security deposit of \$500.00, also known as the leasing deposit, is due on September 15th, 20___, to be used towards the following year’s seasonal rate. If leasing site for the following season,

Initial Landlord: _____

Initial Tenant: _____

the balance is due on April 15th of the following year. If deposit is not sent or site lease is cancelled, there will be a storage fee of \$100.00 per month for each RV left over the winter. If selling a trailer to stay on site, the Tenant is responsible for full lease at the beginning of each season. The Tenant must get the approval of the Landlord to sell the trailer with site lease and all buyers must be approved by the Landlord to lease the site.

5. Termination of Contract: The Landlord reserves the right to terminate any and all contracts without a refund whatsoever to the Owner due to violations of the Landlord's rules, such as but not limited to, non-payments, unruly behaviour, fighting and domestic activities causing a disturbance to other parked tenants. Trailers/RVs will have to be removed from the Park within ten (10) days of eviction notice. Any time after ten (10) days, there will be a \$50.00 per day charge for storage. Payment of the \$50.00 per day on storage charge will be paid before the trailer/RV leaves the Park. This property is privately owned. The Tenant accepts camping privileges with the understanding that he or she does hereby release Cambridge-Narrows Campground, 613846 NB Inc., its officers, employees and insurer, of any and all liability for loss or damages to property and injury to his or her person arising out of his or her use of its camping facilities or any activities conducted by them, and agrees to indemnify and save harmless Cambridge-Narrows Campground, 613846 NB Inc., its officers, employees and insurer, against claims resulting from loss or damage to property or injury to that person or any member of the family or guest of the Tenant arising out of the use of its camping facilities. Management reserves the right to refuse admission to the Campground to anyone at any time or to terminate anyone's stay, including Tenants, without refund and will in no way be responsible for the Tenants cost of moving their trailer to another site or for paying lease on any other site now or in the future at any time whatsoever.
6. A) The Tenant agrees to use the premises for lease use only and does hereby agree that the site cannot be used by anyone not listed on this Lease Agreement without prior permission from the Landlord. The Tenant agrees that if he or she decides to end lease or move their unit out, they acknowledge that they are responsible to pay any remaining seasonal rate due on this Contract to the end of the season of October 15th of each year. There will be no refunds. If the Tenant decides to sell his or her unit after having signed this Lease Agreement, the new Tenant must be approved by the Landlord and the new Owner must fill out a new Contract and the site fee will be paid by the new Owner. There will be no subletting allowed.
B) The sites may have 2 principal owners (spouses or common law partner) and dependants under the age of 18, still living at home.
7. The Tenant is responsible for keeping their lot clean, neat, and the exterior of their RV in good repair. Only lawn and patio furniture permitted outside (no couches, chairs, etc.). No Outside Fridges.

Initial Landlord: _____

Initial Tenant: _____

8. The lease rate is only for the Tenant approved by the Owner and registered at the office as a tenant for your site. Unauthorized use of your site may be subject to penalties. And/or may result in termination of your Contract with no refunds. Parents must accompany children under the age of 18 that are staying at their seasonal site. No student groups or house parties of any kind permitted.
9. A) Parking is limited to your own site. One vehicle only unless approved by management.
B) Wifi is based on availability.
C) Parking permits will be issued for seasonal and guest parking.
10. Pets must be kept on a leash, cleaned up after and not left unattended at campsites. No pets allowed in pool area, office, change room or other resort buildings.
11. Electric/Water: Meters will be read once a year on October 1st. Electric consumed is due the 15th of the month. A 10% late fee is charged after the 15th. Advance payments accepted on account to avoid late fees. Bills will not be mailed. Water use for household use only and is not to be used as drinking water. There is also no washing of vehicles or RVs permitted except at the first two weeks of the season beginning May 15th for washing of RV.
12. Tenant must notify the office if replacing a camper/RV. An RV must remain portable in the event that it must be removed off the site for maintenance purposes or termination of the Lease Agreement.
13. The Landlord and Tenant acknowledge and agree that should the Provincial Government enact taxes on the property, the lot lease will be adjusted and added on accordingly per site during that year. If government imposes new rules to lot lease tenants, they must be followed or they will be evicted, In addition the parties acknowledge and agree that the Government is also currently discussing the possibility of charging for a water license for and to be able to supply water to each lot. If there are any Government levies issued for water or property taxes per lot, this fee will be added to the annual leasing fee and paid for by the Tenant within fifteen (15) days of receipt of such assessment.
14. The Landlord and the Tenant hereby further agree and acknowledged to be bound by the Cambridge-Narrows Campground Rules and Regulations attached hereto and marked Schedule "A".

Initial Landlord: _____

Initial Tenant: _____

In Witness Whereof the Landlord or its duly authorized agent or manager has hereunto affixed his or her hand and seal and the Tenant has hereunto set his hand this ____ day of _____ 20____.

Landlord: Per _____

Tenant: _____

SCHEDULED "A"
613846 NB INC LOT LEASE HOLDERS & CAMBRIDGE-NARROWS
CAMPGROUND TENANTS
RULES AND REGULATIONS

Campsites: All trailers must carry full insurance; owner is liable for damage to park, other trailers, buildings, etc. Each campsite limited to one tent or trailer and vehicle and must be parked on own site. All sites must be kept in a neat and sanitary state. No ATV's, unlicensed vehicles, gold carts, mopeds, electric scooters or electric skateboards are allowed in the park. The parties acknowledge that they are to drive slowly and not cross over other sites. **Parents or guardians are responsible for the behaviour, safety, and will pay for any damage caused by their children or guests.** Due to restricted water supply, no washing of the trailers or vehicles in the park (seasonals may wash trailer early in the spring when park is not busy). Check out time is noon unless prior arrangements have been made. Alcoholic beverages must remain on campsite; not allowed in public areas or while walking around park. Underage drinking or drug use will be reported to the police and offenders will be banned from the park. Also electric scooters are only permitted if approved by management.

Pool: The parties acknowledge and agree there is no lifeguard on duty. Persons under the age of 16 must be accompanied by an adult. No one is permitted to swim alone in the pool. Additional rules are posted in the swim areas. No running or diving or toys allowed in the pool. Pool hours are 10 AM – 8 PM. Open from June 15th until September 5th, weather permitting.

Quiet Hours: Respect your neighbours. Reasonable quiet must be maintained at all times. Quiet hours are from 11:30 p.m. to 8:00 a.m. No music or radios allowed at this time and must be kept low at all times. Playground must be vacated at dusk. Children must not wander around the park after dark.

Lighthouse: Shutdown time is 11:30 p.m. Music must be shut off by 11:30 p.m. Children are allowed in the lighthouse when accompanied by an adult. No alcohol permitted in the lighthouse.

Maintenance/Lawn Care: Maintenance/Lawn Care will be done by campground personnel.

Initial Landlord: _____

Initial Tenant: _____

Miscellaneous: Landlord/campground management and employees are not responsible for accidents, lost or stolen articles on premises.

Boats at dock only if using daily, otherwise boats are to be stored on trailers where advised by campground management. Docks are only permitted for seasonal campers and are not permitted for guests.

Fireworks are not permitted on campground, but may be used at lake away from boats or in ball field before 11:30 p.m. at management's sole discretion.

If New Brunswick Government adds any cost per site now or in the future, the Tenant will be responsible for these additional costs payable to the Provincial Government or the Landlord.

Visitors: Overnight visitors must pay a \$7.00 guest fee per night. Day visitors must pay \$5.00 if using pool. The Tenants are responsible for collecting fees from their guests and turning into the office. Each camper is responsible for the behaviour of their guests and sees that they leave by 11:30 p.m.

Pets: All pets small or large must be on a leash no longer than ten (10) feet (3.5m) at all times and are not allowed in washrooms, showers or pool area. Owners must clean up after their pets. Owners agree not to tie pets to trees as chains and ropes damage bark causing the eventual death of the tree. Pets must be kept quiet at all times and not be a nuisance to adjacent lot tenants.

Fires: Fires are permitted in fire pits only, attended and kept to a reasonable size. Please do not move existing fire pits. Due to the regulations set by CFIA for the prevention of the spread of specific insects that damages the forest, campers may only bring wood from the province of NB and must be approved by management.

Docks: The docks and how they are installed and maintained are the responsibility of the lot holder, but need to be approved by Cambridge-Narrows Campground management. There will be no liability to the Landlord for any injuries or any accidents that may happen on or around the docks by any Tenants and/or their guests.

Site Improvements (such as wooden decks and small storage sheds, gardens, etc.) are only permitted with the express consent of management and are solely at the expense of the Tenant. Should the Tenant vacate the premises, the site improvements must be removed at the Tenants expense.

Initial Landlord: _____

Initial Tenant: _____

Landlord and its employees are not responsible for damage, vandalism or theft of guests, tenants' recreational vehicle or other personal possessions.

This property is privately owned. The Tenant accepts camping privileges with the understanding that he or she does hereby release the Landlord, its owners and employees, of all liability for loss or damage to property and injury to his or her person arising out of his or her use of the camping facilities and agrees to indemnify the Landlord and its employees against claims resulting from loss or damage to property or injury to the person of any member of the family or guest of the Tenant arising out of the use of its camping facilities.

The Tenant acknowledges that it has read and will comply with all Landlord's rules and regulations as provided to the Tenant.

The lot lease includes the following services: water, other than for drinking water, sewer services, garbage disposal at the dumpster, road maintenance to the site and other park amenities.

All rules and regulations of the Landlord are subject to change without notice by the Landlord. The Landlord reserves the right to inspect all sites. Any Tenant in violation of the Rules and Regulations will forfeit their Lease and all monies paid and will be required to leave the site within ten (10) days of notification of termination of Lease.

In Witness Whereof the parties here have hereunto set their hands and seals this ___ day of _____, 20__.

Tenants' Names (Print and Sign): _____

Landlord: 613846 NB Inc., carrying on business under name and style Cambridge-Narrows Campground

Per: _____

SCHEDULE "B"

Names of Family on the Contract – Please Include Childrens' Ages and Names

(Please Print)

Initial Landlord: _____

Initial Tenant: _____

Street Name: _____

Lot #: _____

1. _____

2. _____

3. _____

4. _____

5. _____

6. _____

Address:

Phone: () _____

Email: _____

Type of equipment/model: _____ Year: _____ Size: _____

Lots leases are based on a family of four (parents and dependent children). All persons not listed on this Contract are considered guests. Guests should arrive during office hours. Site holders will be charged for all guests arriving after hours at overnight fee. Site holders are responsible for family and guests. No minor children are permitted to stay on the campground alone. A parent or guardian must accompany them.

I, the Tenant, hereby certify the accuracy of the above information.

Tenant Signature: _____

**CAMBRIDGE-NARROWS CAMPGROUND
CONTACT INFORMATION**

1. Cambridge-Narrows Campground Email: Cambridge.narrows.campground@gmail.com

Initial Landlord: _____

Initial Tenant: _____

2. Park Manager – Ricci Archibald Phone: 506-852-0202

3. Landlord – Ricci Archibald Phone: 506-852-0202

Please send all payments to P.O. Box 1162, Salisbury, N.B. E4J 3E2. All cheques to be made payable to *613846 NB Inc. and etransfers can be sent 613846 NB Inc* to Cambridge.narrows.campground@gmail.com.

Initial Landlord: _____

Initial Tenant: _____