

IZAAK WALTON LEAGUE  
DWIGHT LYDELL CHAPTER  
RENTAL AGREEMENT- TERMS AND CONDITIONS

1. These TERMS AND CONDITIONS will be applied in conjunction with the signed rental agreement.
2. Definitions. As they appear in this Agreement, the words "Conservation Center" shall mean the lodge, garage, pavilion, pond, picnic and camping areas and property in general.
3. Occupants. The lodge shall not be occupied by more that 85 people if tables are used, or 125 if only chairs are used. The Dwight Lydell Chapter member/sponsor must be on-sight during the rental use.
4. Pets. No pets or animals shall be brought into the Lodge without prior consent of the lesser.
5. Ordinances and Statutes. The Lessee shall comply with all statutes, ordinances and requirements of all municipal, state and federal authorities now in force, or which may hereafter be in force, pertaining to the use of the premises. The lodge is a SMOKE FREE building.
6. Repairs and Alterations. The Lessee shall be responsible for damages caused by its negligence and that of its invitees and guests.
7. Upkeep of Premises. The Lessee shall keep and maintain the Conservation Center in a clean and sanitary condition at all times, and upon completion of the use shall leave the building and premises in as good condition as when received, ordinary wear and tear and damage by the elements excepted. Building and premise use rules and a check out reminder list will be posted in the kitchen area for kitchen use, and next to the main entrance of the lodge as reminders of what is necessary for use and check out.
8. Assignment and Subletting. The Lessee shall not assign this Agreement or sublet any portion of the Conservation Center.
9. Utilities. The utilities are included in the rent.
10. Prohibited Use of Property. The Lessee shall not use the premises in any way which might endanger human life or which might destroy or damage real or personal property including, but not limited to, the following:
  - (a) Discharge of firearms;
  - (b) Excessive or unreasonable use of alcohol;
  - (c) Use or distribution to minors of alcohol or controlled substances;
  - (d) Use of fireworks or other combustible or explosive devices, and
  - (e) Having a fire anywhere except in a designated fire pit or grill.
11. Security Deposit. A damage deposit in the amount \$200 shall secure the performance of the Lessee's obligations. The Lessee shall not have the right to apply the security deposit in payment of the rent. The balance of all deposits shall be refunded within two (2) weeks from date of use, together with a statement showing any charges made against such deposits by the Lesser. A fee sheet for specific damages or clean-up is appended to this document.
12. Right of Entry. The lesser reserves the right to enter the property at all reasonable hours for the purpose of inspection and whenever necessary to make repairs and alterations to the property.
13. Termination. This Agreement and the tenancy hereby granted may be terminated at any time by either party hereto by giving to the other party not less than two weeks' prior notice in writing.