

2022/2023 Forest Lake Campground Temporary Storage License Agreement

This Agreement made this 15th day of October, 2022 by and between
Forest Lake Property Owners Association (Licensor)

and

RECITALS

- A. Licensee represents that he or she is a member in good standing of the Forest Lake Property Owners Association.
- B. Licensee represents that he or she is the owner of the camper or trailer located upon the site.
- C. Licensee desires to store the aforementioned camper or trailer in and upon the Forest Lake Campground for storage purposes only.

AGREEMENT

Therefore it is mutually agreed by and between the parties that Licensor will allow Licensee to store the aforementioned trailer or camper upon the site known as in the Forest Lake Campground subject to the following terms and conditions:

1. The term of this license is from October 15th 2022 thru May 15th 2023 unless otherwise terminated.
2. Licensee shall pay the sum of **one hundred dollars (\$100.00)** by October 15th, 2022 for the entire term. No time payments or partial payments will be accepted. No refunds for early withdrawal from storage.
3. Licensee understands that this agreement is for storage purposes only. If you plan to camp during this time, **you must call the office in advance**. Electrical service shall be available at the rate of \$10.00 per day/night. The bathhouse and any water hookups are **not** available. All electrical connections must be disconnected when the unit is not occupied. Licensee may occupy the aforementioned trailer or camper at any time without charge, if they provide their own source of power.
4. No part of a trailer or camper is to be located behind the line established by the electrical service boxes.
5. There will be no storage allowed outside of your trailer. Temporary structures such as a lean to or tent will not be allowed on the site. Objects such as lawn mowers, utility trailers, golf carts, motorbikes and the like may not be stored outside on the site.
6. Licensor reserves the right to unplug any unit, unless registered in the office, during time unoccupied.

7. Licensee agrees to remove the aforementioned trailer or camper by the end date of this license or upon termination date of this license whichever date shall sooner occur. Licensee agrees that upon vacating the site, it shall be left in a clean, neat and picked up condition.
8. Upon termination, if licensee fails to remove aforementioned trailer or camper, the licensee shall also be liable to pay licensor the sum of \$50.00 per day for each day the trailer or camper is left on site together with all court costs and attorney fees that may be incurred by Licensor to remove Licensee's personal property.
9. All campground sites and surrounding property are the common property of the FLPOA and any changes, modifications or destruction of the licensed site or the surrounding foliage, trees or shrubs is strictly prohibited. Violation of this rule shall constitute immediate termination of this lease.
10. Licensor is providing storage space solely for the convenience of the licensee and licensor shall not be obligated to provide security or protection against damages of any nature for the aforementioned trailer or camper. Any damages or loss that may occur to trailer or camper during the term of this license agreement shall be entirely the responsibility of the licensee.
11. Upon expiration or termination of this license, if the Licensee fails to vacate the site, Licensor shall have the right to immediately remove any and all trailers, campers and all other personal property upon the site and the Licensee shall be liable for and shall reimburse the licensor for any and all costs of removal. Licensor shall have no obligation to store such items and may immediately sell them and apply the proceeds to any amount owing to licensor by licensee. Any proceeds received in excess of the amount owed to licensor will be remitted to licensee.
12. Violation of any of the term rules or conditions of this license agreement shall immediately terminate the Licensee's right to store said trailer or camper upon the stated site and shall constitute default of the license and shall terminate this license and shall constitute a forfeiture of all sums paid.
13. Licensee shall indemnify and hold harmless Licensor and Licensors Directors, Officers, employees, attorneys and agents from and against any and all losses, liabilities, claims, demands, deficiencies, damages, causes of action, or suits, costs and expenses, including actual attorney fees, arising out of or resulting from any action or inaction on the part of Licensee in connection with Licensees use of the campground, including but not limited to, any claims arising from personal injury or property damage caused by licensees acts or negligence, and claims as a result of Licensee failing to vacate the campground as required pursuant to this agreement.
14. By signing this license agreement, the Licensee acknowledges that he or she has read the entire license agreement. Licensee promises and agrees to comply with all the terms, rules and conditions stated herein for the purpose of storage in the Forest Lake Campground.

Signed this 15th day of October 2022.

Licensee / Property owner

Licensor / FLPOA

Home Phone

Cell Phone