

ALCOVA RESORT

Mailing address: 6861 Trevett Ln, Casper, WY 82604 307-472-6666 alcovamarinainfo@gmail.com 24025 Lake Shore Dr., Alcova, WY 82620

1. 2019 RV site annual lease agreement

PARTIES TO AGREEMENT: The parties to this one year lease agreement, April 1 - Oct 1, 2019 are Alcova Resort LLC, hereinafter referred to as lessor, and

2. Name _____ hereinto referred to as lessee

Address _____ City _____ State _____ Zip _____

Phone (____) _____ Email _____

3. RV TRAILER IDENTIFICATION:

Manufacturer _____ Model _____

Length _____ Registration Number _____ State _____

RV Lot Space # _____

4. RV LOT LEASE FEE: for **2018** shall be **\$3,000.00** payable in-full by February 28, 2018 (unless the monthly payment option is selected) via credit card or check made to Alcova Resort, LLC. Mail check to our 6861 Trevett Ln address listed above. Lessor will exercise sole discretion, but in general, failure to make monthly payments or full payment by the due date will result in:

a. Lessee will lose access the Alcova Resort, LLC RV lot space and lessor will allow the next person on the waiting list access to the space.

b. Lessee must sell or move lessee trailer by April 30, 2017 or Alcova Resort, LLC will take of the trailer and pay lessee \$0.

5. SPECIAL ASSESSMENTS: It is the intent of the lessor to provide electric utility to lessee for normal seasonal use. Lessor has the right to require addition payments or assessments during the term of the lease due to any acts of God or wear and tear that require major utility, dock or other systems of the resort that are necessary for compliance with zoning or applicable governmental codes, rules, or regulations for the land and property leased by Alcova Resort, LLC.

6. Lessor reserves the right to assign RV lot space. Lessor will make every effort to assign the RV lot space currently leased to the lessee.

7. Lessee shall not permit the use of the RV lot space to any other party without the written consent of the lessor. Quiet hour is 10 PM and will be enforced if lessor receives a complaint.

8. Lessee agrees that no unnecessary wear and tear, disturbances, nuisance or garbage will be permitted on the premises, and that the lessee will keep RV lot area and premises free and clear of obstructions. Lessee agrees that throwing garbage including treated or untreated effluent or sewage into the Alcova Reservoir will not be tolerated.

9. Lessee agrees that fueling vessels WILL NOT be permitted at any of the RV Lot Spaces.



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10. Any infraction of the rules or regulations contained herein or posted on premise shall cancel this agreement at lessor's discretion after proper warning. Lessee will then have 1 week to remove the RV stated herein this agreement without refund of annual lease payment.
11. Lessee authorizes lessor and its employees to enter lessee RV lot space for repairs or for normal operations or emergencies. In general the lessee shall be solely responsible for any emergency measures.
12. Lessee agrees to keep the RV/Trailer fully insured. The lessor does not carry insurance covering the property of the lessee. The lessee releases the lessor and its employees of all liabilities and claims resulting in injury or property damage. This liability release includes all lessee's guests, employees, family, and any other agents of lessee.
13. Lessee will not perform any improvements without the consent of the General Manager. The General manager, in turn, will ensure that proper building permits are obtained and any new construction is in compliance with Natrona county, state, and federal codes. Removal of unauthorized construction, if requested by the Director of Natrona County Parks and Recreation, or his designee, will be at the expense of the lessee.

IN WITNESS THEREOF LESSEE and LESSOR have executed this agreement:

Lessor: Alcova Resort, LLC
24025 Lake Shore Dr, Alcova WY 82620
307-472-6666

Signature General Manager or Owner

Lessee: _____
PRINT NAME

BY: _____
Signature of Lessee

Date: _____, 201__

