



UNIRONDACK

UNITARIAN UNIVERSALIST CAMP & CONFERENCE CENTER IN THE ADIRONDACKS

Lease Agreement

Unirondack, Inc., of Lowville, New York, a 501c3 membership corporation of the State of New York, hereinafter referred to as "Unirondack", and hereinafter referred to as "RENTER", hereby make this lease Agreement on .

LEASE: The parties hereto, in consideration of the mutual agreements herein contained, hereby agree that RENTER shall lease from Unirondack Inc. the premises of Camp Unirondack, 8722 Unirondack Road, Lowville, NY 13367, located at Beaver Lake, Town of Watson, State of New York, which agreement includes the use of the camp grounds, cabins, lodge and dining facilities, commencing on and terminating on .

MEMBERSHIP: Leasing is only available in the Fall to congregations who are present members of Unirondack. Membership dues are payable each fiscal year (Nov. 1 – Oct. 31) at rates set by Unirondack.

FEES: RENTER agrees to pay per day per person, with a minimum payment of a day for Fall rentals anX per day per person for Spring rentals. A security deposit check of \$500 is required to cover incidental damage or cancellation. The check will be returned or destroyed in the event no charges are incurred.

PURPOSE: The uses of the premises, for the purpose of this Lease, are for recreational, educational or religious purposes only, unless additional purposes are specifically stated herein or in an attached memorandum, signed by the parties hereto and made a part of this lease by reference. No use of the premises shall be permitted which can be reasonably deemed extra hazardous or which is unlawful. Violation of the provisions of this paragraph is grounds for immediate termination of this Lease, at the option of UNIRONDACK, with the forfeiture of all sums paid by RENTER for rent.

SUPPLIES AND PERSONNEL: RENTER agrees to provide all its own food and to provide other supplies and staff, whether volunteer or paid, and be totally responsible for the same.

ACCESS TO PREMISES: RENTER agrees to permit UNIRONDACK and its agents to enter upon the premises or any part thereof at all reasonable hours for the purposes of examining or exhibiting the same and making such repairs or alterations as may be necessary for the safety or preservation thereof.

ASSIGNMENT OF LEASE: RENTER may not assign this Lease or sublet the premises or any portion thereof without the express written consent of UNIRONDACK. Violation of this paragraph shall constitute a termination of the Lease at the option of UNIRONDACK.

RESTORATION: At the termination of this Lease, RENTER agrees to restore the premises, as nearly as possible to the same condition it was when this Lease commenced. RENTER is liable for any damages to the premises, occasioned by its use of the same during the term of the Lease, except for reasonable fair wear and tear. RENTER shall not, however, repair any damages itself without the express permission of UNIRONDACK.

COMPLIANCE WITH LAW: RENTER agrees to observe and comply with all rules, regulations and laws now in effect or which may be enacted between now and the end of this Lease by any municipal, county, state, or federal authority, having jurisdiction over the premises, and to indemnify the Unirondack for any damage or fines occasioned by the Unirondack; for violations thereof.

MODIFICATION OF LEASE: RENTER agrees that the failure of UNIRONDACK to insist upon the strict performance of any of the terms of this Lease shall not, in any way; act as a waiver of relinquishment of I b]fcbXUWf]f] \ hlc YbZfW'gi W hfa g'h YFUZM" Bc WUb[Y]b'h]g'@YUgYWb VY Y[U`mV]bX]b['cb'h Y dUfhYg\ YfYc i b Ygg Yl YW hX Vmh Y dUfhYg'k]h 'h YgUa YZfa U]miUg'h]g'@YUgY"

MAINTENANCE: UNIRONDACK agrees to keep the premises in good repair. It is the duty, however, of the RENTER to notify UNIRONDACK of any maintenance problems needing attention.

PROHIBITIONS: For health and safety reasons alcohol, tobacco, and/or illegal drugs are prohibited. RENTER agrees to enforce these and other prohibitions with all guests and to ask anyone who fails to comply to leave the camp. A RENTER who does not conform to the terms of this Lease Agreement will not be welcome in the future.

CERTIFICATE OF INSURANCE: Leasing groups are required to provide a certificate of insurance (generally available from your congregation's insurance company) providing a minimum of \$1,000,000 in liability and property damage coverage for Unirondack during the period of rental indicated in this lease.

DESTRUCTION OF PREMISES: If prior to or during the term of this Lease, the premises shall be destroyed by fire or any other cause, this Lease shall cease and become null and void from the beginning thereof or the date of such damage, whichever is later. Under such circumstances, RENTER shall immediately surrender the premises to UNIRONDACK and pay rent only to the time of such surrender. If premises shall be damaged by fire or other cause, but not to the extent that it cannot be repaired within a reasonable time, UNIRONDACK shall have the option to repair the same, adjusting the rent in a fair and equitable manner to the extent that RENTER is deprived of the use of the premises as a result of the damage and its repair. If the previously mentioned damage or destruction occurs because of the negligence or carelessness of RENTER or individuals on the premises because of RENTER'S lease and through no fault of UNIRONDACK or its agents, there shall be no adjustment or rebate of rent.

AGENT OF UNIRONDACK: UNIRONDACK will provide an agent to open the facilities of the premises and be otherwise available to answer questions when RENTER or its agent arrives and at the commencement of the Lease. UNIRONDACK will further provide the availability of an agent, to whom communications required herein, can be made and who can act with authority on behalf of UNIRONDACK in respect to any problems, which may arise during the term of this Lease.

COMMUNITY COMPACT: UNIRONDACK will provide written rules and policies for guests (community compact). UNIRONDACK has the right to ask any guest to leave Unirondack if the rules or policies are not followed.

MEDICAL or LIFEGUARDS with GROUP Please list names of any persons from your group who will serve as a First Aid professional (ARC First Aid, EMT, RN or MD/DO) or Lifeguard (America Red Cross).

OTHER PROVISIONS

FEE: Estimated Number of Attendees x Number of Day x Fee per Day =

A security deposit of \$500 is enclosed, to be returned if no charges are incurred for damage or cancellation.

Balance due within ten days of last day of rental

IN WITNESS WHEREOF, the parties hereto hereby sign and seal this Instrument on the dates indicated:

Print Name: Daniel Gottfried Digital Signature:
EXECUTIVE DIRECTOR - FOR UNIRONDACK, INC.

Print Name Signature _____ Date _____

RENTER Contact Information:

Group Contact Person:

Group Address:

Contact Person's Phone: e-mail:

Security Deposit Date Check # Balance: Date Check #

Please mail this lease agreement, a check for \$500 as a security deposit, and your insurance certificate to reserve the dates above to Unirondack, P.O. Box 795, Nyack, NY 10960. Call 845-675-9001 or e-mail Director@Unirondack.org