

**Prizer Point Marina & Resort, L.L.C.**  
**1777 Prizer Point Road, Cadiz, KY 42211 •**

**ANNUAL CAMPSITE LEASE  
PRIZER RIDGE**

This agreement is made between Prizer Point Marina & Resort, L.L.C. LESSOR, and the RV and owner whose name signature appear below, LESSEE:

LESSEE: \_\_\_\_\_ RV MAKE: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_ RV MODEL: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
BUSINESS PHONE: \_\_\_\_\_ SITE LEASED: \_\_\_\_\_  
LEASED FROM: \_\_\_\_\_ TO \_\_\_\_\_ RENTAL FEE: \_\_\_\_\_

**WITNESSETH:** That for and in consideration of payment of the rentals herein set forth, lessee shall have the privilege to have above described RV in the assigned site in the Lessor's campground between the dates set forth, **SUBJECT TO THE FOLLOWING COVENANTS AND CONDITION AND TO THE RULES AND ANY REGULATIONS SET BY THE STATE OF KENTUCKY BEFORE OR DURING THE DATES SET FORTH ABOVE.**

1) All rental fees due hereunder from lessee shall be paid in advance and in accordance with terms of this lease Agreement and the Rules and Regulations set forth. Lessor shall have a first and superior lien upon described RV or any substitute RV and any property and equipment thereon to secure the payment of rentals due to Lessor hereunder and for all charges incurred by the Lessee for electricity, supplies, goods, and services for the RV or themselves. Lessor shall have the right to remove the RV from the site and secure it in dry storage if charges have not been paid within (30) thirty days, and to lease the assigned site to others. Lessor is liable for all moving and storage costs for removal. If collection procedures are necessary to collect any sums due to Lessor, Lessee shall also be responsible for all costs and attorney fees incurred by Lessor.

2) Lessee agrees to keep his RV and all property thereon insured against loss by fire, windstorm, hail, theft, or related casualty and to save and hold harmless Lessor from any and all claims for loss, subrogation or indemnification relating to hereto. This agreement is for the use by the Lessee of the assigned site only and is to be used at the sole risk of the Lessee. Lessor shall not be responsible for the care or protection of the RV or its contents.

3) Lessee agrees to carry liability insurance on the RV and agrees to indemnify and hold harmless Lessor from and against any and all claims for injury, loss or damage to Lessee's employees or guests or to other persons or property of Lessor or others using Lessor's campground caused by reason of negligence of Lessee, his agents, servants, employees or guests while using the RV. Lessee expressly waives any and all rights to assigned/or subrogate causes of action and/of claims against Lessor, its officers, agents or employees that might arise out of Lessee's ownership or use of the vessel or use of Lessor's campground or facilities under terms of this agreement.

4) Lessor shall have the right to terminate this lease at its option, with or without cause and without penalty for damages accruing to Lessee, by giving Lessee, at the address shown above, written notice of termination not less (10) ten working days prior to such termination and by refunding to Lessee any unused portion of any rental paid hereunder.

5) This lease is non-transferable and departure by Lessee prior to the expiration of the term here of shall constitute forfeiture of the remaining rent. Neither this Lease nor the site leased hereunder may be assigned or sublet without express written consent of Lessor. Lessor shall be entitled to release the site to daily use campers at any time it is not occupied by the above described RV, provided, that Lessor shall reimburse to Lessee the reasonable value of all electrical services used by daily use campers which may be charged to the account of the Lessee.

6) The rental herein above set forth includes only site rental charges. Lessee agrees to further pay all charges or assessments for supplies, electricity, goods and services upon receipt of an invoice for same and further agrees to pay Lessor a service charge of one and one half percent (1 1/2) per month on all sums delinquent for more than thirty (30) days.

7) This Lease together with the cover letter and the following rules & regulations constitute the entire agreement between parties, and may only be amended in writing executed by both parties and shall be binding upon the parties, their heirs, successors, and assigns.

## PRIZER RIDGE RULES & REGULATIONS

- 1) The owner of RV described in the Lease Agreement or any substitute RV is responsible for the conduct of all persons using, visiting, or working on the RV or site.
- 2) Lessee specifically agrees to abide by all Federal and State laws and regulations applicable to the ownership, operation and/or use of the RV and the Lessor's campground & resort, including but not limited to safety, health, and sanitary regulations.
- 3) No second RV's are allowed on a site. Tents can be put up at a rate of \$10 per tent per night.
- 4) No swimming, diving or bathing is permitted in the waters, except in the pool at your own risk.
- 5) Petroleum products, paints, and other toxic or flammable materials shall not be stored on or dispensed from the site. All smoking materials must be extinguished before site is left unattended.
- 6) Alterations or additions to site, other facilities or RV of Lessee are prohibited unless approved in writing by Lessor. All material brought in for or taken out during approved alterations or additions must be completely removed from the Lessor's property by the Lessee. Sites must be kept clean and nothing on the site can be located in such a manner as to impede or block access of traffic.
- 7) All garbage and other trash must be bagged in disposable plastic bags and deposited in containers provided by Lessor. No paints, petroleum products, hazardous or toxic wastes shall be deposited in Lessor's garbage containers. No garbage, paint, petroleum products or other hazardous waste shall be thrown, deposited, or permitted to fall into the water around Lessor's Resort.
- 8) All electrical line fixtures and equipment which are connected to Lessor's electrical supply facilities shall conform to applicable Federal and State laws, codes, and regulations. No electrical heaters or other electrical appliances which are capable of creating a fire hazard shall be connected when the RV is unattended.
- 9) All RV's must comply with State and Federal waste and sewage laws and regulations. **NO GREY WATER DUMPING.**
- 10) No commercial activity of any kind whatsoever shall be conducted by Lessee, his agents, servants, or guests in Lessor's Resort without written consent. No advertising, signs, placards, or commercial displays shall be permitted on any RV or site in the resort. **No for sale signs on RV or RV sites. An ad can be put up at the marina store.**
- 11) No mechanic, contractors or other persons shall be employed by Lessee to work on the RV or site without first registering with Lessor and shall have furnished to Lessor a certificate of workers compensation, and public liability insurance in a form and with coverage satisfactory to Lessor.
- 12) All pets are to be kept on a leash. Owners are responsible for cleaning up after their pets.
- 13) Lessor shall have the right, but not the obligation, to inspect the RV for safety and to remove RV in case of emergency. Lessee is solely responsible for the care of their RV and site.
- 14) Disorderly conduct, persistent infractions of these rules and regulations or any action which might reasonably be expected to cause injury or damage to life or property in the resort shall be cause for immediate termination of this Lease by Lessor and removal of the RV from the site.
- 15) Motorbikes, Golf Carts, Bicycles, Skateboards, 3 & 4 Wheelers, Scooters, Cars, Trucks and any other wheeled and/or Motorized vehicles must be kept on roads only, They are to be operated between 8:00 AM and dusk only. Aimless buzzing of campsites will not be permitted. A **5 MPH** speed limit will be enforced.
- 16) We request you respect your neighbors and campsites surrounding you. Act accordingly so as Not to disturb other guests. Quiet time is 10 PM to 8 AM.
- 17) Only (2) two vehicles are allowed on a site. They must be parked as not to be on the grass or impede traffic.
- 18) Your camper here cannot be your primary residence where you receive mail or have other items delivered. Any special deliveries must be approved by Prizer Point management.
- 19) Any improvements to the site must be approved by Prizer Point management.
- 20) In order for the electric company to service their meter boxes this area must stay cleared at all times around your site in order for their trucks to work.
- 21) No satellite dishes are to be installed at Prizer Ridge.
- 22) Only two vehicles allowed to be parked at your site. These include boats, golf carts, trailers, vehicles, etc. All others must be parked elsewhere.
- 23) Lessee must provide copy of their title of ownership for camper.

This the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

\_\_\_\_\_  
Lessee

\_\_\_\_\_  
Lessor: Prizer Point Marina & Resort L.L.C.