

CAMPING LEASE AGREEMENT ("Agreement") made between The Franklin Parish Police Jury, which owns and operates the campground at 158 Ready Road, Wisner, LA 71378, hereinafter referred to as ("FPPJ"), and [redacted] hereinafter referred to as ("Camper").

OFFER OF LEASE: FPPJ offers to lease to Camper a campsite, hereinafter defined according to terms and conditions set forth hereunder. By conditions of this Agreement, Camper further agrees to be bound by the Campground Rules and Regulation attached and assumes responsibility for adherence to these rules by family members and guests.

TERM: The lease term shall commence on [redacted] and expire on [redacted].

CAMPGROUND: The property together with improvement and amenities at 158 Ready Road, in Wisner, LA 71378, which specifically contains clubhouse, roads, driveways, lawns, pond pier, fish cleaning station, shower house, laundry mat, campsites, and related utility infrastructure.

CAMPSITE: FPPJ leases to Camper, campsite number [redacted]. Camper shall not have rights to use or occupy any part of the campground not specifically designated as available to Camper and shall not have access to any area of amenity which cannot be accessed by a road maintained by the campground.

**CAMPSITE RENTAL FEE(S):**

<u>Boat Launch Fees (per boat):</u>	\$5.00		
<u>Tents (per tent):</u>	\$15.00	<u>Tents (with electricity):</u>	\$25.00
<u>Daily RV Rates:</u>	\$35.00	<i>Senior Citizens</i>	\$30.00
<u>Weekly Rates:</u>	\$245.00	<i>Senior Citizens</i>	\$210.00
<u>Monthly Rates:</u>	\$750.00	<i>Senior Citizens</i>	\$600.00
<u>Family Reunions / Parties:</u>		<i>Refundable deposit</i>	\$50.00

**\*\*\*Campers can lease/rent camp sites for no more than 14 consecutive days at a time.\*\*\* This shall not apply to renters who are utilizing camp sites as a temporary home base as required by employment (pipelines, utilities, etc.) and camp sites designated as long term.**

SUBLETS AND ASSIGNMENTS: The rights and obligations contained within this agreement may NOT be assigned by the Camper for any reason, nor shall the Camper sublet its campsite at any time or for any reason.

RIGHT TO EXPEL: Camper, including family and guests, shall not damage or destroy the property of the campground, and/or property of other Campers, or their family or guests. Campers shall not engage in any activity, or permit its family or guests to engage in any activity which is dangerous and or in any way jeopardizes the safety of other Campers or their property. FPPJ reserves the right to immediately terminate Camper Agreements, revoke any and all Camper privileges, and expel any and all Campers, their families and their guests for engaging in prohibited activities.

SALE OF PROPERTY: The sale of a trailer/camper or any other property by a Camper shall not transfer any rights or obligations related to this Agreement to the buyer of the property. Campers may NOT post "FOR SALE" signs on their property while at the campground, nor shall they represent to any potential buyer that buyer might inherit any rights to lease a campsite or any other campground property as a result of the purchase of property from Camper. Trailers or any other property which are sold by a camper must immediately be removed from the campground.

UTILITY SYSTEMS: FPPJ reserves the right to disconnect Camper utilities services without notice to perform maintenance and repairs to campground systems. FPPJ shall not be responsible for any damage, injury or loss which may be caused by a connection to, disconnection from, or malfunction of campground utility services. FPPJ recommends that Campers use water filters and electrical surge protectors. The use of surge protection by Campers shall in no way guarantee against loss, nor shall it in any way shift the responsibility of loss to FPPJ or its agents or associates.

GUESTS: A Camper family shall consist of adult(s) who have signed the Agreement and their spouses and dependent children up to 18 years of age. Adult children of Campers who have not signed this Agreement are considered guests. Any individual(s) who enter the campground for the purpose of visiting a Camper shall also be considered a guest of the Camper. Camper families and Camper guests shall be bound to all terms, obligations and responsibilities and restrictions contained within this Agreement and associated Campground Rule and Regulations; including but not limited the terms

related to the assumptions of risk and obligation to indemnify FPPJ against loss. Camper is wholly and completely responsible for the conduct, actions and activities of camper family and guests and all such conduct, actions and activities shall be considered as having been performed by the Camper. It is further agreed: that dependent children under 18 years of age are not allowed to occupy a campsite overnight without a parent present. The maximum number of guests per site is limited to 6 unless otherwise permitted by the park supervisor or FPPJ. Guests will not be allowed to place a trailer, camper or RV on campsite and no guest will be permitted to occupy a camping unit without the tenant present, unless that guest has been approved by the park supervisor or FPPJ.

**TREES:** Camper is prohibited from cutting and/or trimming any tree or tree limbs, and/or removing any shrubs without prior approval of the park supervisor or FPPJ with the sole exception of clearing and cleaning of limbs and shrubs that may be considered incidental and are less than 1 inch in diameter.

**GARBAGE/REFUSE:** Camper is responsible for garbage and refuse disposal. FPPJ will make available a receptacles for disposal of household waste generated at the campsite only. Items such as furnishings, appliances, lawn furniture (including plastic and folding chairs), boat tarps, demolition/construction materials, carpeting, fish guts, lead acid batteries, paint and hazardous chemicals are NOT permitted in the garbage receptacles.

**CAMPERS:** All camping units must be approved by the park supervisor or FPPJ and must be well maintained. All campers and campers systems should be well maintained and in good working order, including but not limited to those appliances using propane. Water connections and camping unit waste tank valves must be in good condition with no holes, cracks or leaks. Camper maintenance and its condition is the sole responsibility of the Camper.

**CAMPSITE IMPROVEMENTS:** All semi-permanent improvement to campsites, such as landscapes, decks, and patios, awnings and overhangs must be approved by the park supervisor or FPPJ. From time to time, Campers may be required to move and/or remove campsite improvements at their expense to perform maintenance or repairs to the campground and/or for any other reason the FPPJ may deem necessary. Semi-Permanent improvements are considered the property of the Camper, and must be maintained and made safe by the Camper. Upon the termination of Agreement, any materials or improvements which are not removed by Camper will immediately become the property of the FPPJ. Any damage to the site, or expense occurred to remove materials or improvements and/or restore the campsite to its original condition will be billed to the Camper. Campers are specifically prohibited from pouring any permanent concrete pad and/or footings for any reason; and any and all grading, filling and or trenching. Constructed enclosures are prohibited. Decks and patios must be no bigger than 10x10ft and unattached from the camper.

**TERMINATION BY FPPJ:** Agreement may be terminated by FPPJ at its sole discretion at any time in the event the tenant fails to pay rent when due, or violates any other of the terms of this agreement, including any Campground Rule and Regulation. The Camper shall be responsible for payment of all rents and fees in the event of early termination of this Agreement. Upon termination of the Agreement, Camper shall immediately remove all property from the campsite and campground, including but not limited to all decks, patios, and refuse.

**TERMINATION BY CAMPER:** Camper has the right to terminate Agreement with a 30 day written notice to the FPPJ. If such a termination should occur, Camper agrees to remove all personal property, including camper within 14 days of date the notice was provided by camper. There will be no refund of prepaid rent or fees unless and until all Camper Property has been removed and campsite has been restored to a condition which is satisfactory to FPPJ.

**RELEASE AND WAIVER OF LIABILITY:** Camper for themselves, family and guests hereby release, waive, discharge, FPPJ, its employees, contractors or associates from all liability to the undersigned, their families, and guests and assigns, heirs, and next of kin, for any and all loss of damage, and any claim for demands in consideration of being permitted to enter and use the campground and rent and occupy campsite to which use by the general public is restricted or prohibited.

**INDEMNIFICATION:** Camper, and/or family and guests shall defend, indemnify and hold FPPJ, its managers, agents, contractors, and employees, harmless from and against action of any kind, including any damage or injury to person or property amounts of any judgments, penalties, interests, court costs, and legal expense, including but not limited to attorney's fees and costs of legal assistants, incurred by FPPJ in defense of same, arising in favor of any party or account of claims, liens, debts, personal injury

or death or damages to property, and all other claims or demands of every character occurring or in any way incident to , in connection with or arising out of the conduct of Camper, Camper family and/or Camper guest.

**ACKNOWLEDGEMENTS: CAMPER ACKNOWLEDGES AND AGREES THAT BY SIGNING THIS AGREEMENT WHICH CONTAINS A RELEASE AND WAIVER OF LIABILITY, ASSUMPTION OF RISK AND INDEMNITY CLAUSES, FULLY UNDERSTANDS ITS TERMS, UNDERSTAND THAT THEY HAVE GIVEN UP SUBSTANTIAL RIGHTS BY SIGNING IT, AND HAVE SIGNED IT FREELY AND VOLUNTARILY WITHOUT ANY INDUCEMENT, ASSURANCE OR GUARANTEE BEING MADE TO THEM AND INTEND THEIR SIGNATURE TO BE A COMPLETE AND UNCONDITIONAL RELEASE OF ALL LIABILITY TO THE GREATEST ALLOWED BY THEREFORE ON THE ACCOUNT OF INJURY TO THE PERSON OR PROPERTY OR RESULTING IN THE DEATH OF THE UNDERSIGNED ARISING OUT OF OR RELATED TO THE OCCUPANCY AND OR USE OF THE CAMPGROUND.**

**DISCLOSURES/DISCLAIMERS: FPPJ shall immediately exercise its right to terminate this agreement and expel the Campers for violations which it deems to be severe, dangerous, irreconcilable, and/or inconsistent with a friendly and cooperative family campground.**

**No bottles in swimming area, No loud music, No littering, No diving from pier, No ATVs on the grass, No ATVs between the hours of 9:00 p.m. and 5:00 a.m.**

I, the undersigned, hereby agree to be bound by the terms, conditions and obligation of this Agreement dated on \_\_\_\_\_ . I, further acknowledge and understand that my failure to abide by the terms and conditions of the Agreement could result in the termination of this Agreement by FPPJ.

**Signatures of Lessees (Campers)**

_____ Printed Name	_____ Lessee Signature
_____ Printed Name	_____ Lessee Signature
_____ Printed Name	_____ Lessee Signature
_____ Printed Name	_____ Lessee Signature

**Demographics**

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
Phone: \_\_\_\_\_ Cell: \_\_\_\_\_  
Vehicle #1 \_\_\_\_\_ Color \_\_\_\_\_ Plate # \_\_\_\_\_  
Vehicle #2 \_\_\_\_\_ Color \_\_\_\_\_ Plate # \_\_\_\_\_  
Pet(s) \_\_\_\_\_ Breed(s) \_\_\_\_\_  
Make and Model of Camper \_\_\_\_\_  
Insurance Co. \_\_\_\_\_ Phone \_\_\_\_\_  
Policy # \_\_\_\_\_ Expiration Date \_\_\_\_\_