

CAMP WILDWOOD FOUNDATION, INC.
SINGLE EVENT LEASE AGREEMENT

THIS AGREEMENT made and entered into this ____ day of _____, 20__, by and between _____, as LESSEE and CAMP WILDWOOD FOUNDATION, INC., LESSOR. In consideration of the permission by LESSOR, which permission is hereby granted LESSEE, for possession and limited use of the premises hereinafter described for the purposes and upon the conditions and terms hereinafter described, the parties agree as follows:

1. **RENTAL:** LESSEE agrees to pay LESSOR for the use of said premises described in paragraph 2 below the sum of \$_____, the receipt of which is hereby acknowledged by LESSOR.

2. **LEASED PREMISES:** The premises leased hereunder (the "Leased Premises") are described as follows:

Lodge/Kitchen Grounds

3. **PERIOD OF TENANCY:** The Leased Premises are leased to LESSEE for the _____ day of _____, 20__ for the period from _____ a.m./p.m. through _____ a.m./p.m.

4. **DAMAGE OR DESTRUCTION:** LESSEE agrees that at the expiration of the period of its tenancy it will return the Leased Premises to LESSOR in the same condition as the premises were when leased, ordinary wear and tear excepted; LESSEE shall provide constant supervision and control over its agents, employees, members, patrons, guests, and any persons using the Leased Premises by, through, or under LESSEE to insure that said premises are not damaged or destroyed in any way. The reasonable costs of any repairs or replacements for the Leased Premises or any appliance, fixture, or improvement connected therewith, resulting from or arising out of LESSEE's tenancy shall be borne by LESSEE. LESSEE agrees to see that the Leased Premises are clean and in good condition at the expiration of this Lease.

5. **CONDUCT OF LESSEE AND LESSEE'S GUESTS, MEMBERS AND OTHER PERSONS USING PREMISES UNDER LESSEE:** LESSEE shall be responsible for the conduct of its agents, employees, members, patrons, guests, and any persons using the Premises by, through, or under LESSEE or its license. LESSEE shall be responsible for the compliance of its agents, employees, members, patrons, guests, and any person using the Premises by, through, or under LESSEE or its license, with all laws of the State of Indiana, including but not limited to all state fire code rules. LESSOR shall have the right to make reasonable rules and regulations at all times regarding the use of the Premises, with which LESSEE agrees to comply. A list of current rules and regulations is attached hereto and incorporated by reference. LESSEE shall pay, and hold the LESSOR harmless, of and from any fine, penalty, loss or damage of any kind arising from or related to non-compliance with

LESSOR'S rules and regulations and any governmental ordinance or regulation.

6. **EXCLUSION OF LIABILITY OF LESSOR:** LESSOR and any other person, firm, or entity having an interest in or responsibility for the Premises under or in conjunction with LESSOR shall not be liable under any circumstances for any injury to the person, including death of LESSEE, or any agent, employee, member, patron, guest, or other person who may be on or about said premises under or in connection with LESSEE's use or for loss or damage to any property brought onto or about the Premises by LESSEE or any such persons, whether such injury, loss, or damage occurs by reason of the negligence of LESSOR or of any agent, employee, or representative of LESSOR, its affiliated or subsidiary organizations, or otherwise. LESSOR shall also not be liable for any failure of heat, light, water, air conditioning, or other utilities, whether such failure is due to the negligence of the LESSOR or otherwise.

7. **INDEMNITY OF LESSOR BY LESSEE:** LESSEE, in further consideration for the use of the Premises, agrees to defend, indemnify, and hold harmless the LESSOR, its subsidiaries and affiliates, and their respective members, representatives, officers, agents, employees, successors and assigns, of and from any and all claims, demands, damages, suits, or actions which may be brought against them or any of them for injury to any person including death, or for damage to any property, arising out of or resulting from, or in any way connected with the occupancy by or use of the Premises by LESSEE, its agents, employees, members, guests, and any other persons using such premises under said license, for alleged acts or omissions including negligence on the part of LESSOR, its subsidiaries or affiliates, and their respective members, representatives, officers, agents, employees, successors, and assigns.

IN WITNESS WHEREOF, the parties have hereunder set their hands and seals this _____ day of _____, 20__.

LESSEE

By: _____

LESSOR – CAMP WILDWOOD
FOUNDATION, INC

By: _____
Authorized Agent

Lessee Mailing Address: _____

Lessee Telephone Number: _(____)_____

Lessee Email Address: _____