

**Skippers Marina and Campground
Seasonal Lot Lease Agreement**

This three (3) page lot lease agreement is between: _____ (Unit Owner) and Skippers Marina and Campground, LLC. (Skippers) for site # _____. Start date: _____ - _____, end date (the initial term), thereafter on a month-to-month basis. The lot lease amount and terms may be changed given advanced notice to Unit Owner after the initial term. If Unit Owner chooses not to renew, or if this lot leased is terminated by Skippers, Unit Owners unit and all personal property (including any additional structures) on site must be removed at Unit Owners expense. New Unit Owners must sign a new seasonal lot lease agreement with, and at the discretion/approval of Skippers. There is no guarantee a lease will be renewed. If you know you plan to sell your unit, and would like Skippers assistance, you can advertise it at posted rates on our website, with photos and description written by Unit Owner. Email us with your proposed terms. We will direct all inquiries to you.

Deposit amount: \$_____. Will be returned upon satisfactory completion of lot lease, after deduction for any outstanding amounts due Skippers.

Lot lease amount \$_____ payable monthly by the 1st of the month. If paying the year in advance, you receive a discount equal to one month's lot lease. If payment for lot lease is not received by the 5th of the month, an additional \$50 fee will be added to your bill. If full payment (including additional \$50 fee) is not received by the 10th of the month, you are terminating your lot lease. You agree that we may remove and store your unit and all personal property off site, at your expense. If any dispute arises between the Parties with respect to the matters covered by this Agreement which leads to a proceeding to resolve such dispute, Skippers shall be entitled to recover reasonable attorneys' fees, expert witness fees and out-of-pocket costs incurred in connection with such proceeding, in addition to any other relief to which Skippers may be entitled.

If any provision of this Lease is held to be illegal, invalid, or unenforceable under present or future laws, such provision shall be fully severable; this Lease shall be construed and enforced as if such illegal, invalid, or unenforceable provision had never comprised a part of this Lease, and the remaining provisions shall remain in full force and effect and shall not be affected by such illegal, invalid, or unenforceable provision or by its severance from this Agreement.

It is expressly understood and agreed that this Agreement, and attached addendums, contains the entire agreement of the parties and that no representation, inducement, or promise, oral or otherwise, of either Skippers or Unit Owner which is not embodied herein shall be of any force or effect whatsoever.

This Agreement may only be amended in a writing signed by all Parties.

Contact information for Skippers:
Skippers Marina and Campground, LLC.
106 Geiger Ct.
Ninety Six, SC 29666
864-715-2542; 864-323-3795
cole@lakegreenwoodjunglefloat.com

Contact information for Unit Owner (kindly let us know if/when any of this information changes):

Mailing address: _____
Phone: _____ Email: _____

Names (Unit Owner plus regular guests): _____.

If you expect to have additional guests from time to time, you must notify Skippers in writing. You are responsible for them following the rules. Minor Children are not allowed at the campground without a parent or legal guardian present.

Skippers shall provide the following in exchange for lot lease payment: site, water, and septic hookups, mowing of common areas/empty lots, and trash removal. Unit Owner shall provide for all other expenses, including but not limited to: set up, and pay for electricity with Laurens County Electric to their site in Unit Owners name, when required by Skippers. **Skippers does not provide electricity.**

Campground Rules:

- 1- Campground is for part time recreational use only. Cannot be used as your principal residence.
- 2- Be courteous to your fellow Unit Owners by:
 - a. Observing quiet from 11pm until 8am. No noise above normal conversational levels.
 - b. Keeping your site clean and orderly. No clutter. Put trash in dumpster when finished. If we have to do it for you, a \$25 fee will be added to your lot lease for each offense.
 - c. Mowing your grass at least every two weeks during growing season. If you don't, we may do it for you, and charge \$30 for each mowing.
 - d. Not taking part in any illegal activities, including illegal drug usage. This is grounds for immediate lot lease termination.
 - e. Observing campground speed limit of Seven (7) miles per hour. Watch out for kids.
 - f. Keeping your pets under your care and control. Pets shall not be allowed to roam freely about the property so as to create a nuisance or hazard to others. Pet owners shall be responsible for immediate cleanup and disposal of pet waste in a closed trash bag. Dog owners shall not allow dogs to incessantly bark outside. Nuisance pets will be removed and permanently banned from the campground. Dangerous breeds (including but not limited to: Pit Bull, Rottweiler, German Shepherd, Husky, Malamute, Doberman, Chow, and Wolf/Hybrid) are not allowed. Please ask if unsure.
- 3- Prior to operating Golf Carts and other ATV/UTV's on Skippers property, Unit Owner must show proof of homeowners, car, or renters liability insurance. They can only be driven on Skippers properties by licensed drivers during daytime hours only, unless properly equipped with lights that allow for nighttime usage.
- 4- You must park all vehicles on your lot. No parking on campground roads. On the rare occasion that there are no spots available, they may be parked at the Marina property temporarily. Trailers must be parked in the storage lot.
- 5- No Hot plates, electric heaters without safety shutoff device, or outside refrigerators.
- 6- Weapons, including firearms, are prohibited from public view while on Skippers property.
- 7- You must comply with all state, federal, and local laws while on Skippers property.
- 8- Any permanent structures erected (new and remodeling work) on your site must have prior approval from Skippers, as well as the proper permits issued by Laurens County before construction.
- 9- No lifeguards on duty at the Marina (Lifeguards, when present, are hired to watch the Jungle Float only). Swim at your own risk. Unit Owner specifically acknowledges that Skippers does not maintain a lifeguard on duty. On behalf of Unit Owner and their children, guests, and any other

persons associated with Unit Owner, Unit Owners assumes full responsibility for their safety while using the beach, docks, and boat ramp.

- 10- Campfires must be contained within approved fire rings, and extinguished before quiet time. Never leave a fire unattended.
- 11- Skippers has the right, but not duty, to inspect all new units, current units, and permanent structures on your site for safety and fitness of use. If the unit or structure is determined to be unsafe or unfit for use, Unit Owner must remedy, or remove upon reasonable notice.
- 12- Unit Owner will maintain public liability insurance for their unit. A copy must be given to Skippers no less than annually, and upon demand.
- 13- Any landscaping improvements such as tree or bushes must have prior approval from Skippers, and become the property of Skippers once installed.
- 14- Termination: We may terminate your lease with 24 hour notice if:
 - a. You fail to observe, perform, or keep any one or more of the terms of this lot lease
 - b. You fail to observe the campground rules
- 15- Before you leave, please:
 - a. Disconnect and roll up your hose
 - b. Pick up your trash and put in the dumpster
 - c. Turn off your water and Air Conditioning

By Signing this lot lease, you agree to:

Release, indemnify, and Hold Harmless Skippers, its employees, and owners of any and all liability incurred by your use of the campground and marina property. Skippers is not responsible for loss or damage to your property, or to injury to you, any family member, or guest, arising out of the use of the campground and marina property. Unit Owner shall pay all costs, expenses, and reasonable attorney fees that may be incurred or paid by Skippers in enforcing the terms of this lease, unless otherwise prohibited by law.

Unit Owner: _____

Skippers: _____

Date: _____

Date: _____