

LEASE AGREEMENT

Lease agreement made this _____ day of _____, 2012 between Tims Ford Lake Front Vacation Rental Company, 4470 Mansford Road, Winchester, TN 37398, as Agent for the Owner and _____ of _____ (Tenant).

1. PREMISED LEASED

Owner hereby leases to Tenant, and Tenant leases from Owner, for the term of this agreement, the following lake house: _____, in _____, TN, including boat dock.

2. TERM

The term of this lease is for _____ week(s) and _____ day(s), with Tenant checking in on _____, 2012 at _____ a.m. and checking out on _____, 2012 at _____ p.m.

3. USE OF PREMISES

The maximum occupancy of the premises is _____ persons. **NO PETS ARE ALLOWED. NO SMOKING IS PERMITTED INSIDE OF HOMES. If evidence of either is found you will forfeit your security deposit.**

Initials _____

4. RENT PAYMENTS

The rent for this lease is \$_____ per night/week plus tax (9.25%). A nonrefundable reservation fee of \$500.00 is to be paid in advance to reserve Tenant's reservation. The balance of the rent (\$_____) plus security deposit (\$500.00) is due and must be delivered to Owner with this signed lease agreement no later than _____ days prior to the commencement of the lease term. Payments must either be in cash or by check made payable to Sam Hatfield Realty, Inc. Deposits are refundable if cancellation is received two (2) weeks prior to date of arrival.

5. SECURITY DEPOSIT

Tenant shall pay to Owner a security deposit of \$500.00. (Please make this check separate) If Tenant fully complies with all terms of this lease agreement, Owner shall return the security deposit. If Tenant does not fully comply with the terms of this lease agreement, Owner may use security deposit to pay amounts owed by Tenant, including but not limited to damages, repairs, losses, charges, cleaning, and telephone. Owner shall return the security deposit to Tenant, less any deductions, after inspection of the property and receipt by Owner of the telephone bill (within no more than four (4) weeks after the end of the lease term).

6. UTILITIES AND SERVICES

Owner shall provide water, electricity, and heating. Local telephone calls when available are free, with long distance calls to be charged to Tenant's calling card, credit card, or called party. Tenant must leave the house and premises in broom-clean departure.

Tenant shall pay as additional rent \$_____ as payment for cleaning services to be provided upon termination of the lease.

7. FURNISHINGS AND OWNER'S PERSONAL PROPERTY

All furniture, furnishings, boats, boating equipment, appliances, cooking and serving utensils, and other personal property of Owner shall be left in good order and repair by Tenant. If Tenant fails to leave such property in good order and repair, Owner may make repairs and charge Tenant the cost of repair over and above security deposit. Tenant must not alter, change, or add to the premises without written permission of the Owner, this includes moving of furniture. PLEASE NOTE THAT ALL OF OWNER'S LOCKED BUILDINGS AND SHEDS ARE OFF LIMITS TO TENANT, TENANT'S CHILDREN, AND THEIR GUESTS.

8. ITEMS NOT PROVIDED

The following items are not provided under this lease: including but not limited to: personal items (soap, shampoo, toothpaste, etc.) paper products, clear plastic bags, and cooking charcoal. TENANT MUST PROVIDE THESE ITEMS.

9. NO TENT CAMPING OR LOUD NOISE

Tent camping on the grounds is permitted only with the Owner's knowledge and written permission, as plant life may be harmed. No loud noise, including but not limited to loud music, is permitted. A noise curfew is imposed between the hours of 10:00 p.m. and 8:00 a.m.

10. BOATS AND PERSONAL WATER CRAFT

Boats and personal water craft (PWC) are permitted on the lake. Personal floatation devices (PFDs) must be worn while in boats or PWCs. Tenants and guests agree to abide by all TWRA rules and regulations in the operation of boats and PWCs.

11. TRASH REMOVAL

Tenant must place all trash in garbage cans, if provided, which shall be securely fastened. If garbage cans are not provided, please call our office for trash pick up.

12. OWNER'S ACCESS TO PREMISES

Owner and Owner's agents have the right, at reasonable times, to enter the premises to examine, make repairs, or show the premises to potential tenants/buyers.

13. OUTDOOR COOKING AND FIRES

Tenant may cook only in the specific areas set aside by Owner for cooking. No open fires are allowed other than in the grill or outdoor fireplace. **THE GRILL MUST REMAIN IN AN OPEN AREA, AWAY FROM TREES, HOUSE, ETC.** All fires must be thoroughly extinguished before leaving unattended.

14. CARE OF PREMISES

Tenant must keep the grounds, dock, and other areas neat and clean. There is no smoking allowed inside the homes/cabins. **No cigarette filters are to be left on the premises**, including the fireplace. Vehicles may be driven only on the driveway, and must be parked in the parking area provided. Tenant, guests and children shall abide by any additional rules and regulations which shall be posted on the back of the front door or on the refrigerator.

Initials _____

15. INDEMNIFICATION

Owner shall not be responsible for the loss of or damage to property, or injury to persons, occurring in or about the leased premises, by reason of any existing or future condition, defect, matter or thing in the leased premises, or for the acts, omissions or negligence of other persons or

tenants in and about the leased premises. Tenant agrees to indemnify and hold Owner harmless from all claims and liability for losses of or damages to property, or injuries to persons occurring in or about the leased premises.

16. CLEANLINESS

Tenant agrees to keep the premises and all parts of the premises in a clean and sanitary condition and free from trash, flammable material and other objectionable matter. Tenant shall quit and surrender the premises at the end of the term in as good, clean condition as the reasonable use of the premises will permit.

17. ASSIGNMENT

Tenant may not sublet all or any part of the premises or assign this lease or permit other persons to use the premises without prior written notification and agreement by Owner.

18. DEFAULTS

If Tenant breaches any provision of this lease agreement and fails to correct the default immediately upon notice from Owner, Owner has the right to immediately terminate this lease agreement and Tenant must leave the premises. In such event, Tenant shall continue to be responsible for all damages and losses, security deposit and rent.

19. QUIET ENJOYMENT

Owner agrees that, within the terms and conditions of this lease, Tenant may peaceably and quietly have, hold, and enjoy the premises for the term of this lease.

Tims Ford Lake Front Vacation Rental Co.
Agent for Owner

TENANT:

By: _____
1-866-959-7474

REVISED 03/09/2012

Date: _____

Email: _____