

**THE STATE OF TEXAS
COUNTY OF NAVARRO**

This contract, made this _____, 20____ by and between the YMCA of CORSICANA, of Corsicana, Texas, hereinafter called Lessor, and _____, of _____, Texas hereinafter called Lessee.

WITNESSETH:

THAT the Lessor does by these presents lease and demise unto Lessee the LODGE, POOL, and GROUNDS, situated on that certain lot, tract, or parcel of land located in Camp Wanica, for a term of _____ day(s), beginning the _____ day of _____, 20__ at _____ AM/PM, and continuing until the _____ day of _____, 20__ at _____ AM/PM, _____ day(s) inclusive.

THAT the consideration of the execution of this lease is \$_____ plus a deposit of \$150.00 Lessor in hand paid by Lessee, the receipt of which is hereby acknowledged and confessed, the fee for air conditioning or heating use in the main lodge is included in total of \$_____, and further consideration that said Lessee shall accept such demised premises upon the terms and conditions hereinafter set out and shall comply with said covenants and agreements, to-wit:

THAT Lessee agrees to forfeit the deposit of \$150.00 if rental is cancelled less than 30 days prior to rental date. Also, 25% of rental fee and \$150 deposit will be forfeited if rental is cancelled less than 15 days prior to rental date. The Lessee will forfeit the deposit of \$150.00 if any tampering of air conditioning and heating control units is evident. All control of units will be done by the camp caretaker only.

THAT said Lessee shall deliver up said demised premises to said Lessor at the expiration of such lease period in as good condition as received, natural wear and tear and acts of God, only, excepted.

THAT said Lessor shall not be liable to said Lessee or to Lessee's employees, patrons, members or visitors for any damage to person(s) or property caused by the negligence of any person(s) while the Lessee or Lessee's employees, members, patrons, or visitors are on said demised premises or due to the buildings on said premises or any appurtenances thereof being improperly constructed or being or becoming out of repair, nor for any damages for any defects or want of repair of any part of the buildings of which the leased premises form a part but the Lessee accepts such premises as suitable for which same are leased, and accepts the buildings of each and every appurtenance thereof and waives defects therein and agrees to hold the Lessor harmless from all claims for any such damage to or the claim of said Lessee or Lessee's employees, members, patrons, or visitors.

IT is distinctly understood and agreed that Lessee shall at all times be responsible for the conduct of Lessee's employees, members, patrons, or visitors while on said premises.

LESSEE agrees that during the duration of the rental, no beverages or food will be carried into the pool area. Lessee also agrees to have TWO CERTIFIED LIFEGUARDS on duty for the first 50 swimmers at Lessee's expense if the pool is to be used during rental. An additional lifeguard is required for each group of 25 swimmers beyond the first 50 swimmers.

LESSEE agrees to have a Security Officer at Camp Wanica (at Lessee's expense) in the following manner when alcohol is to be consumed 0 - 100 guests, 1 officer, 101 - 200 guest, 2 officers, etc...

LESSEE shall return properties in good order upon termination of lease (usual wear and tear expected). They shall be responsible for replacing any broken or damaged property or equipment such as, but not limited to Discovery Theater structure, playground equipment, sports equipment, game room tables and equipment, windows, dishes, chairs, tables, doors, kitchen and shower house plumbing and fixtures; cabins, beds, mattresses, screens, fans, and light fixtures; the swimming pool deck, and pool equipment and machinery. Any damages or violations of this Lease Agreement will be deducted from the deposit and any expenses above the deposit will be charged to the Lessee.

LESSEE further agrees to the attached rules of the camp and is responsible to see that these rules are further carried out by the Lessee's employees, members, patrons, or visitors while on said demised premises.

IN TESTIMONY WHEREOF, the parties to this agreement have read the provisions set forth in this contract and have hereunto set their hands in triplicate the date and year first above written.

YMCA of CORSICANA (LESSOR)

LESSEE

BY: _____

BY: _____

DATE: _____

DATE: _____

RETURN SIGNED CONTRACT WITH RENTAL FEE TO:

YMCA of Corsicana
Camp Wanica Rental
400 Oaklawn Avenue
Corsicana, TX 75110