

RECREATIONAL VEHICLE LEASE AGREEMENT

1. The Parties

This Camper Lease Agreement (this "Agreement") is made by and between Alison Seaton ("Lessor") and ___RV Share Booking Guest____ ("Lessee") as of the date last written on the signature page of this Agreement. Lessor and Lessee may be referred to individually as "Party" and collectively as "Parties." For good and valuable consideration, the sufficiency of which is acknowledged, the Parties agree as follows:

2. The Vehicle

The Vehicle herein is a 2002 Coleman Bayside Americana Popup Camper, recreational vehicle (RV) owned by the Lessor herein referred to as the ("Vehicle"), with description as follows:

MAKE:	Coleman
MODEL:	Bayside Americana
YEAR:	2002

2.1. The Lessor, after a thorough evaluation of the Lessee's rental application, hereby agrees to lease the Vehicle described under Section 2 of this Agreement, subject to the terms and conditions as set forth under Section 5 of this Agreement.

2.2. The Lessee wishes to lease the Vehicle of the Lessor after a thorough inspection of the Vehicle's overall condition, subject to the terms and conditions as set forth in this Agreement.

3. Lease Term

The lease of the Vehicle shall commence on ___RV Share reservation start date___ at 3:00 PM and shall end on ___RV Share reservation end date___ at 11:00 AM unless otherwise, this Agreement is terminated by either one of the parties due to breach of the terms and conditions of this Agreement or for any justifiable reasons. Times may be altered depending on availability of camper.

3.1. Both Parties may renew this Agreement after the termination date, provided that the Lessee complies with the terms and conditions set forth herein and requested a written notice of renewal.

4. Payment Terms

The Lessee shall pay \$ ____ RV Share determined amount__ as a daily lease of the Vehicle, which shall be paid on or before ____reservation start date_____.

4.1. The Lessee understands that upon signing this Agreement, the Lessee shall pay a security deposit that amounts to \$ ____500_____, which shall be returned by the RV Share. The Lessee acknowledges and understands that the cost of any man-made or pet-made damages that are not covered by the Vehicle's insurance shall be deducted from the security deposit. If security deposit does not cover full extent of damage, Lessee is required to cover additional damage costs.

4.2. If the Tenant, despite constant notification of the Lessor, fails to pay the daily lease of the Vehicle within the due date, the Lessor reserves the right to advertise the camper as available and Lessee risks losing the ability to rent the camper.

5. Terms and Conditions

Upon signing this Agreement, the Lessee understands and shall comply with the terms and conditions that come with the leasing of the Vehicle. The Lessee shall not (a) use the Vehicle for transporting or housing items that are highly flammable, hazardous, and other illegal and dangerous items; (b) allow unauthorized driver and driver with no driver's license to drive the Vehicle; (c) allow any person who is not in the passenger list to dwell in the vehicle; (d) allow the driver to drive the vehicle while under in the influence of illegal drugs or alcohol; (e) transport more items or persons that exceed the carrying capacity of the Vehicle; (f) modify or alter any part of the Vehicle; (g) transport animals without federal authorization or any transportation permits from regulating government agency; (h) sub-lease the Vehicle to any person or entity; and (i) use the Vehicle for speed racing contest.

Mechanical Failures. Owner attempts to properly maintain the Camper. While all electrical and mechanical equipment within the Camper is in good working order, Owner cannot guarantee against mechanical failure of electrical service, water supply, heating, air conditioning, audio visual equipment, or appliances. Lessee agrees to report any inoperative equipment or other maintenance problem to Owner immediately. Owner will make every reasonable effort to have

repairs done quickly and efficiently. Lessee will allow Owner or a person permitted by Owner access to the Camper for purposes of repair and inspection. Owner is not responsible for any inconvenience that may occur and no refunds or rent reductions will be made due to failure of such items.

Acts of God.

No refunds will be given if there is a storm or severe weather (i.e. hurricane, earthquake, forest fire, tornado) even if a mandatory evacuation order has been given. Owner will not be liable or deemed in default under this Agreement for any failure to perform or delay in performing any of its obligations due to or arising out of any act not within its control, including, without limitation, acts of God. Please seek travel insurance if weather conditions may affect your rental.

Limitation on Liability. Owner is not responsible for any accidents, injuries, illness, or death that occurs to any member of the Rental Party or Guest's visitors while renting the Camper. Owner is not responsible for loss of personal belongings or valuables belonging to any member of the Rental Party or any of Guest's visitors. Owner is not responsible for any break-ins that may occur to guest's property during duration of rental. Guest agrees to assume the risk of any harm arising from use of the Camper.

Under no circumstances and under no legal theory, tort, contract, strict liability, or otherwise, shall owner be liable to guest or any other person for any damages of any nature whatsoever including arising out of or relating to this agreement or guest's rental of the property or use of the property. In no event will owner be liable for any damages in connection with this agreement.

Violation of Agreement. If Guest or any member of the Rental Party violates any of the terms of this Agreement, including but not limited to rental rules and restrictions, or using Camper for days that are unpaid, Owner may report Camper as stolen and Guest will forfeit all rent and security deposit paid.

Governing Law. This Agreement and all transactions contemplated by this Agreement will be governed by, and constructed and enforced in accordance with the laws of the State of Minnesota (not including its conflicts of laws provisions). Any dispute arising from this Agreement shall be resolved through: (Check one)

Court litigation. Disputes shall be resolved in the courts of the State of Minnesota.

If either Party brings legal action to enforce its rights under this Agreement, the prevailing party will be entitled to recover from the other Party its expenses (including reasonable attorneys' fees and costs) incurred in connection with the action and any appeal.

Rules and Regulations:

1. No smoking or tobacco products inside.
2. Guest creating reservation maintains accountability and liability for all guests using camper.
3. No use of candles or hotplates inside camper.
4. Damages and stolen items will result in a deduction from security deposit. Excessive damages or theft may result in additional costs to guest not covered by security deposit.
5. If camper requires excessive cleaning above and beyond normal use, an additional cleaning fee may be deducted from deposit.
6. Report any damages or camper issues to owner as quickly as is convenient for guest.
7. A copy of valid driver's license is required for Lessee reserving the camper.
8. Camper can be delivered to a spot for Lessee for an additional fee.

6. Turnover and Return of the Vehicle

The turn-over of the vehicle shall be on the same date on the commencement date. The Lessor shall provide one key to the Lessee. Prior to the turnover, the Lessee has the right to examine or evaluate the Vehicle again. After the termination of this Agreement, the Lessee shall return the Vehicle in good condition along with the Vehicle's registration and one key to the Lessor with documented acknowledgment.

7. Charges

Upon signing this Agreement, the Lessee acknowledges and understands that the cost of any man-made damages that are not covered by the Vehicle's insurance shall be deducted from the Lessee's security deposit. If the cost of the damages exceeds the amount of the security deposit, the Lessee is obligated to pay the extra costs of the damages. Furthermore, the evaluation of the damages shall be executed by the Lessor's duly accredited mechanic with the Lessee's presence as transparency of the evaluation.

- 7.1. If the Vehicle is lost due to carjacking or any similar incident, the Lessee shall pay the Lessor the full amount of the Vehicle, provided that such loss has been reported to the local authorities with proper documentation. Amount to be paid will be \$5000.00, minus the security deposit.

7.2. In case the Lessee got into an accident due to reckless handling of the Vehicle, the Lessee shall be fully accountable for the charges filed by the third-party.

8. Indemnification

The Lessor indemnifies the Lessee from any liability or incidents that may arise due to the improper maintenance of the Vehicle. The Lessee also indemnifies the Lessor and holds harmless from any liability, claims, or expenses that may arise due to mishandling and improper use of the Vehicle.

9. Warranties

Upon signing this Agreement, both Parties has warranties, which are the following:

9.1. The Lessor warrants that the Vehicle is in good running condition with no pending cases or records as an evidence from any criminal cases. Moreover, the Lessor warrants that its vehicle or car rental business has the necessary permits and licenses from the states where it is operating.

9.2. The Lessee warrants that it has the capacity, license, and knowledge to operate the Vehicle. Moreover, the Lessee warrants that it shall comply with the terms and conditions of the Lessor as set forth in this Agreement, and it shall not own or interest any proprietary rights of the Vehicle.

10. Termination of Agreement

Both Parties have the right to terminate this Agreement at any time. The Lessor may terminate this Agreement if the Lessee fails to comply with the terms and conditions in this Agreement. The Lessee may also terminate this Agreement if the Lessee finds leasing the Vehicle is no longer needed. Before termination of this Agreement, the terminating Party shall provide a 14-day written notice to the other Party. Afterward, each Party shall fulfill their obligations to each other.

11. Notice

All notices concerning this Agreement or any concern related to the Vehicles shall be sent to each other's official email address or permanent address, depending on the urgency of the notice.

12. Signature

Prior to signing this Agreement, both Parties have thoroughly read and understand the terms and conditions set forth herein.

LESSOR NAME & SIGNATURE

LESSEE NAME & SIGNATURE

DATE

DATE

Reserving this camper via RV Share signifies that this lease has been read in its entirety and is agreed upon.