

**RV RENTAL AGREEMENT**

THIS RV RENTAL AGREEMENT (this "Agreement") dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

**BETWEEN:**

**LESSOR**  
Christopher Alan Smith  
(the "Lessor")

**LESSEE**  
\_\_\_\_\_  
(the "Lessee")

**IN CONSIDERATION OF** the mutual covenant and promises in this Agreement, the receipt and sufficiency of which consideration is hereby acknowledged, the Lessor leases the Equipment to the Lessee, and the Lessee leases the Equipment from the Lessor on the following terms:

**DEFINITIONS:**

1. The following definitions are used by not otherwise defined in this Agreement:
  - a. "Casualty Value" means the market value of the Equipment at the end of the Term of when in relation to a Total Loss, the market value the Equipment would have had at the end of the Term but for the Total Loss.
  - b. "Equipment" means 2019 Forest River Cardinal Limited 3830 BHLE, VIN: 4X4FCAP26KG104124 which has an approximate value of \$110,000.00.
  - c. "Total Loss" means any loss or damage that is not repairable or that would cost more to repair than the market value of the Equipment.

**LEASE**

2. The Lessor agrees to lease the Equipment to the Lessee, and the Lessee agrees to lease the Equipment from the Lessor in accordance with the terms set out in this Agreement.

**TERM**

3. The Agreement commences on \_\_\_\_\_ and will continue until \_\_\_\_\_ (the "Term").

**RENT AND DEPOSIT**

4. The rent for the Equipment, inclusive of sales tax, will be \$\_\_\_\_\_ (the "Rent") and the Rent will be paid prior to the Lessee taking possession of the Equipment.
5. The Lessee will pay a deposit of \$500.00 (the "Deposit") before taking possession of the Equipment. The Lessor will refund the Deposit to the Lessee at the end of the Term provided that the Lessee has performed all the Lessee's obligations under this Agreement.

## **DELIVERY OF EQUIPMENT**

6. The Lessor will, at the Lessor's own expense and risk, deliver the Equipment to the Lessee at \_\_\_\_\_.

## **USE OF EQUIPMENT**

7. The Lessee will use the Equipment in a good and careful manner and will comply with all of the manufacturer's requirements and recommendations respecting the Equipment and with any applicable law, whether local, state, or federal respecting the use of the Equipment, including, but not limited to environmental and copyright law.
8. The Lessee will use the Equipment for the purpose for which it was designed and not for any other purpose.
9. Unless the Lessee obtains the prior written consent of the Lessor, the Lessee will not alter, modify, or attach anything to the Equipment.

## **WARRANTIES**

10. The Equipment will be in good working order and good condition upon delivery.
11. The Equipment is of merchantable quality and is fit for the purposes it is ordinarily used.

## **LOSS AND DAMAGE**

12. To the extent permitted by law, the Lessee will be responsible for risk of loss, theft, damage, or destruction to the Equipment from any and every cause.
13. If the Equipment is lost or damaged, the Lessee will continue paying Rent, will provide the Lessor with prompt written notice of such loss or damage and will, if the Equipment is repairable, put or cause the Equipment to be put in a state of good repair, appearance, and condition.
14. In the event of Total Loss of the Equipment, the Lessee will provide the Lessor with prompt written notice of such loss and will pay to the Lessor all unpaid Rent for the Term plus the Casualty Value of the Equipment, at which point ownership of the Equipment passes to the Lessee.

## **OWNERSHIP, RIGHT TO LEASE AND QUIET ENJOYMENT**

15. The Equipment is the property of the Lessor and will remain the property of the Lessor.
16. The Lessee will not encumber the Equipment or allow the Equipment to be encumbered or pledge the Equipment as security in any manner.
17. The Lessor warrants that the Lessor has the right to lease the Equipment according to the term in this Agreement.
18. The Lessor warrants that as long as no Event of Default has occurred, the Lessor will not disturb the Lessee's quiet and peaceful possession of the Equipment or the Lessee's unrestricted use of the Equipment for the purpose for which the Equipment was designed.

## **SURRENDER**

19. At the end of the Term or upon earlier termination of this Agreement, the Lessee will make the Equipment available for pick up at \_\_\_\_\_. If the Lessee fails to make the Equipment available for pick up, the Lessee will pay to the Lessor any unpaid Rent for

the Term plus the Casualty Value of the Equipment plus 10% of the Casualty Value, at which point ownership of the Equipment will pass to the Lessee.

## **INSURANCE**

20. No insurance coverage for the Equipment is required under this Agreement.

## **INDEMNITY**

21. The Lessee will indemnify and hold harmless the Lessor against any and all claims, actions, suits, proceedings, costs, expenses, damages, and liabilities, including attorney's fees and costs, arising out of or related to the Lessee's use of the Equipment.

## **DEFAULT**

22. The occurrence of any one or more of the following events will constitute and event of default ("Event of Default") under this Agreement:
- a. The Lessee fails to pay any amount provided for in this Agreement when such amount is due or otherwise breaches the Lessee's obligations under this Agreement.
  - b. The Lessee becomes insolvent or makes an assignment of rights or property for the benefit of creditors or files for or has bankruptcy proceedings instituted against it under the Federal bankruptcy law of the United States or another competent jurisdiction.
  - c. A writ of attachment or execution is levied on the Equipment and is not released or satisfied within 10 days.

## **REMEDIES**

23. On the occurrence of an Event of Default, the Lessor will be entitled to pursue any one or more of the following remedies (the "Remedies"):
- a. Declare the entire amount of the Rent for the Term immediately due and payable without notice or demand to the Lessee.
  - b. Apply the Deposit toward any amount owing to the Lessor.
  - c. Commence legal proceedings to recover the Rent and other obligations accrued before and after the Event of Default.
  - d. Take possession of the Equipment, without demand or notice, wherever same may be located, without any court order or other process of law. The Lessee waives any and all damage occasioned by such taking of possession.
  - e. Terminate this Agreement immediately upon written notice to the Lessee.
  - f. Pursue any other remedy available in law or equity.

## **ASSIGNMENT**

24. THE LESSEE WILL NOT ASSIGN THIS AGREEMENT, THE LESSEE'S INTEREST IN THI AGREEMENT OR THE LESSEE'S INTEREST IN THE EQUIPENT WITHOUT THE PRIOR WRITTEN CONSENT OF THE LESSOR.
25. If the Lessee assigns this Agreement, the Lessee's interest in this Agreement or the Lessee's interest in the Equipment without the prior written consent of the Lessor, the Lessor will have recourse to the Remedies and will be entitled to all damages caused by the transfer to the extent that the damages could not reasonably be prevented by the Lessor.

26. THE LESSOR WILL NOT ASSIGN THIS AGREEMENT, THE LESSOR'S INTEREST IN THIS AGREEMENT OR THE LESSOR'S INTEREST IN THE EQUIPMENT WITHOUT THE PRIOR WRITTEN CONSENT OF THE LESSEE. THE LESSOR WILL NOT ASSIGN OR TRANSFER THE LESSOR'S RIGHT TO COLLECT RENT OR ANY OTHER FINANCIAL OBLIGATION OF THE LESSEE.
27. If the Lessor assigns this Agreement, the Lessor's interest in this Agreement or the Lessor's interest in the Equipment without the prior written consent of the Lessee, the Lessee will be entitled to terminate this Agreement without penalty.

#### **ADDITIONAL DOCUMENTS**

28. Upon written demand by the Lessor, the Lessee will execute and deliver to the Lessor documents required by the Lessor to protect the Lessor's interest in the Equipment including, but not limited to, the documents necessary to file a UCC financing statement.

#### **ENTIRE AGREEMENT**

29. This Agreement will constitute the entire agreement between the Parties. Any prior understanding or representation of any kind preceding the date of this Agreement will not be binding on either Party except to the extent incorporated in this Agreement.

#### **INTERPRETATION**

30. Headings are inserted for the convenience of the Parties only and are not to be considered when interpreting this Agreement. Words in the singular mean and include the plural and vice versa. Words in the masculine mean and include the feminine and vice versa.

#### **GOVERNING LAW**

31. It is the intention of the Parties to this Agreement that this Agreement and the performance under this Agreement, and all suits and special proceedings under this Agreement, be construed in accordance with and governed, to the exclusion of the law of any other forum, by the laws of the Commonwealth of Virginia (the "State"), without regard to the jurisdiction in which any action or special proceeding may be instituted.

#### **SEVERABILITY**

32. If there is a conflict between any provision of this Agreement and the applicable legislation of the Commonwealth of Virginia (the "Act"), the Act will prevail and such provisions of the Agreement will be amended or deleted as necessary in order to comply with the Act. Further, any provisions that are required by the Act are incorporated into this Agreement.
33. In the event that any of the provisions of this Agreement are held to be invalid or unenforceable in whole or in part, those provisions to the extent enforceable and all other provisions will nevertheless continue to be valid and enforceable as though the invalid or unenforceable parts had not been included in this Agreement and the remaining provisions had been executed by both Parties subsequent to the expungement of the invalid provision.

#### **GENERAL TERMS**

34. This Agreement may be executed in counterparts. Facsimile signatures are binding and are considered to be original signatures.

- 35. Time is of the essence in this Agreement.
- 36. This Agreement will extend to and be binding upon and inure to the benefit of the respective heirs, executors, administrators, successors and assigns, as the case may be, of each Party to this Agreement.
- 37. Neither Party will be liable in damages or have the right to terminate this Agreement for any delay or default in performance if such delay or default is caused by condition beyond its control including, but not limited to Acts of God, Government restrictions, wars, insurrections, natural disasters, such as earthquakes, hurricanes, or floods and/or any other cause beyond the reasonable control of the Party whose performance is affected.

**NOTICE TO LESSEE**

- 38. **NOTICE TO THE LESSEE:** This is a lease. You are not buying the Equipment. Do not sign this Agreement before you read it. You are entitled to a completed copy of this Agreement when you sign it.

**IN WITNESS OF WHEREOF** Christopher Alan Smith and \_\_\_\_\_ have duly affixed their signatures under hand and seal on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_

\_\_\_\_\_ (Lessee)

Christopher Alan Smith (Lessor)

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