

False River Hideaway Lease Agreement
2BR Cabin, Cabin with Loft, or Cottage with Sleeping Loft
Phone:225-788-1970 Email:beysseance@me.com

1. **Agreement:** False River Hideaway the owner and tenant agree as follows: Tenant is an adult aged 25 years or more and will be an occupant of the unit during the entire reserved period. Other occupants will be family members, friends, or responsible adults. Use of the premises will be denied to persons not falling within the foregoing categories, and as a result they would have to vacate the property immediately without any refund.
2. **Sleeping Capacity:** False River Hideaway maximum tenant capacity is six persons for the 2BR cabin, six persons for the 1BR cabin with loft, and four persons for the cottage with sleeping loft. If more than the maximum allowed tenants occupy False River Hideaway, Tenant agrees to pay \$100 per person, per day.
3. **Occupancy:** Tenants and all other occupants will be required to vacate the premises and forfeit the rental fee for any of the following:
 - A. Occupancy exceeding the sleeping capacity where previous arrangements for more than maximum occupants have not been made.
 - B. Using the premises for ANY ILLEGAL ACTIVITY including but not limited to: the possession, selling, and/or use of illegal drugs, serving or consumption of alcoholic beverages by or to persons less than 21 years of age.
 - C. Causing damage to the premises or any of the neighboring properties.
 - D. Any other acts which interferes with neighbors' right to quiet enjoyment of their property.
 - E. Any actions by Tenant creating a direct or perceived threat to False River Hideaway.
4. **Utilities:** False River Hideaway will provide Tenant with water, heat, air conditioning, electricity, and trash removal.
5. **Restrictions:** No pets, NO SMOKING INSIDE THE CABINS OR THE COTTAGE (If there is any evidence of smoking inside the cabins or the cottage, there will be an additional \$250 fee charged to Tenant.) No house or pier parties, no swimming from pier or boat dock in the inlet (limit swimming to main lake area where allowed), Children 12 years old or under are required to wear life jackets when boating or on any unrailed decking on the fishing piers, and must be accompanied by an adult at all times. No barbecue pits on the piers, no open flame in the cabins or the cottage, or on the pier. All contents of the cabins and cottage are limited to inside use and cannot be carried outdoors. No campfires are allowed at False River Hideaway.
6. **Cancellation Policy:** A cancellation fee of \$150 will be charged if reservation cancellation is requested. Written notice is required in order to cancel a lease agreement. If notice is received less than 30 days but more than 2 weeks prior to scheduled occupancy by the Tenant, 50% of the remaining rental fees will be credited to the tenant; and if notice is received less than two weeks prior to scheduled occupancy by Tenant, 25% of the remaining rental fees will be credited to the tenant. If notice is received seven days or less prior to scheduled occupancy, no refund will be credited to the tenant. Upon early termination of this lease agreement by the tenant, Tenant is still responsible to pay the full amount written on the original lease agreement, as well as any fees for damages.
7. **Tenants Liability:** Tenant agrees to accept liability for any damages caused to property (other than normal wear and tear) by tenant or tenant's guests, including but not limited to: landscaping, misuse of appliances and/or equipment furnished, window breakage, and wall or door damages. Tenant agrees to reimburse False River Hideaway for costs incurred to repair/replace damaged items. During time of occupancy, Tenant agrees to keep premises clean and free of trash, garbage and other waste. Tenant further agrees not to make any alterations to the property.
8. **Hold Harmless:** False River Hideaway does not assume any liability for loss, damage, or injury to persons or their personal property. Neither does False River Hideaway accept liability for any inconvenience arising from any temporary defects or stoppage in supply of water, electricity, or plumbing. Nor will False River Hideaway accept liability for any loss or damage caused by weather conditions, natural disasters, acts of God, or other reasons beyond its control.
9. **Checkout:** Checkout time is 10am. Tenants agree to leave premises in the same general condition as when they arrived. Tenant is not responsible for laundering bedding or towels. All garbage must be removed from the premises and placed in the appropriate outdoor receptacles. All food items brought by Tenant must be removed from refrigerator, freezer, and cabinets. All dishes, cookware, utensils left clean and put away, premises picked up and ready for cleaning, outdoor furniture left in the place and position it was in upon arrival, Please lock keys inside upon your departure.
10. **Additional Terms and Conditions:** The undersigned, for himself/herself, his/her heirs, assigners, executors and administrators, fully releases and discharges False River Hideaway from any and all claims, demands, and causes of action by reason of any injury or whatever nature which has or have occurred, or may occur to the undersigned, or any of his/her guests as a result of or in connection with the occupancy of the premises and agrees to hold False River Hideaway free and harmless of any claim or suit arising therefrom. In any action concerning the rights, duties, or liabilities of the parties to this agreement, their principals, agents, successors or assignees, the prevailing party shall be entitled to recovery of all attorney fees and costs.

By signing, Tenant agrees that he/she has read, understands, and agrees to all the terms of this lease agreement.

This lease agreement, dated _____, 20____ is made between False River Hideaway, 12767 Chenevert St. Ventress, La. 70783 and Tenant:

Name: _____ (PLEASE PRINT) Date: _____

Address: _____

Phone Number: _____ Email: _____

Additional # Guests: _____ Are you bringing a watercraft? _____

Type of watercraft: _____

Reservation For: 2BR Cabin 1BR Cabin with Loft Cottage with sleeping loft

Rates: 2BR weekend \$450, \$125/Night Mon-Thurs--- 1BR weekend \$399, \$99/night Mon-Thurs---
Cottage weekend \$299, \$89/night Mon-Thurs

This lease will begin on _____ 2pm, 20____, and end on _____ 10am weekday or 5pm Sunday weekend, 20____

False River Hideaway is being leased to tenant at following rate:

Mid-week (2day minimum) _____

Weekend _____

Weekly _____

Monthly _____

add 3% tax \$ _____

(Rental rate x .03)

Total Due \$ _____

Make money order payable to Donna Beyselance and mail to 12767 Chenevert St. Ventress, La. 70783

Signature of Tenant(s): _____

By signing this lease, Tenant agrees to all terms and conditions set forth within.