

RIVERS BEND CAMPGROUND LEASE SITE

This lease agreement (“Agreement”) is between Rivers Bend Campground (the “Landlord”) and _____ (the “Tenant”). This agreement will be referred to as the “Lease” or “Agreement”.

Premises The landlord leases to the Tenant for recreational purposes only, Site Number _____ at Rivers Bend Campground managed by the City of Rock Valley, Iowa.

Term of Tenancy This lease is for a period of five and a half months, beginning May 1, 2026 and ending October 15, 2026, unless terminated earlier pursuant to the terms of this lease. Dates are weather dependent.

Rents and Fees Tenant shall make a non-refundable deposit of \$100 payable to Rivers Bend Campground by March 15, 2026. Remainder payment of \$3,000 is due by May 1, 20____. Total if paying one time payment by March 15, 2026 is \$3,100. **No refunds are given for eviction, late setup of camper or early removal of camper. Refunds are only considered in extreme circumstances at the complete discretion of the campground manager and the City Council.**

Accessibility Tenant is allowed two vehicles per site. Additional parking areas are located in campground. Cement pads are provided. Tenant is permitted to have one camping tent for no more than 3 consecutive days. Only one camper per site is allowed. Two campers per site are not permissible under any circumstances. Golf carts, side-by-sides, ATVs, UTVs and horses are not allowed in the campground. Electric bicycles and scooters are permitted within the laws and rules governing the campground. Failure to obey traffic signs, speed limits and other traffic safety rules could result in eviction. Tenant is responsible for use and control over all campers, vehicles, bicycles and scooters on the premise.

Utilities The Landlord will be responsible for water, sewer and electrical usage. Garbage dumpsters are located in the campground for regular camping disposal use. Tenant is responsible for the disposal of all garbage at the appropriate receptacle.

Maintenance a. The Landlord shall maintain the lot in good repair at all times. The Landlord shall, at the Landlord’s expense, maintain the lot in a safe and habitable condition and comply with all laws, ordinances and regulations pertaining to the condition of the lot. Weather permitting, Mondays and Tuesdays are mowing days. Staff will not move objects or possessions to mow. Tenant shall ensure that the picnic table on their site is on the cement pad for mowing.

b. Tenant shall maintain the premises in a reasonable safe, serviceable, clean and presentable condition, except as provided by Landlord in paragraph a. Tenants are not permitted to make any site improvements or alterations including moving in of storage units, decks, gazebos, landscaping, fencing, etc. Tenant is responsible for trimming around and under slide outs, water, sewer and electric connections and fire pits. This must be done on a regular basis. Tenant agrees to resolve any maintenance issues within 48 hours of notice from Landlord. In the event a maintenance issue is not resolved within 48 hours, it will be deemed a default under the terms of this Agreement.

Defaults The Tenant will be in default if the Tenant does not fulfill any obligations or terms of this Lease by which the Tenant is bound. All rules and regulations for Rivers Bend Campground apply to the Tenant. Eviction could apply if continued abuse happens. All fees will be forfeited. Failure to observe or perform

any duties, obligations, agreements or conditions pursuant to the terms of this Agreement shall constitute an event of Default. In the event of Default, Landlord shall give Tenant a written notice specifying the default. Depending on the nature of the default, Landlord may provide a period in which Tenant may remedy the default or Landlord may immediately terminate this Agreement and give Tenant a written notice of termination. All notices to Tenant shall be posted on the tenant's camper.

I have read and understand fully the included rules and regulations of Rivers Bend initial Campground.

Subletting Subletting is strictly prohibited. No subletting, either voluntary or by operation of law, shall be effective without the prior written consent of Landlord.

Liability Landlord assumes no liability for loss or damage to the property of the Tenant caused by negligence, recklessness or intentionally caused by Tenant, agents or invitees of the Tenant or third parties not associated with the Landlord.

Indemnity Tenant shall defend, pay on behalf of, indemnify, and hold harmless Landlord, its officers, employees, agents, elected officials, volunteers, and others working on behalf of Landlord (the "Indemnified Parties") to the fullest extent permitted by law. Tenant shall indemnify the Indemnified Parties from and against any and all claims, demands, suits, and losses, including any and all outlay and expense connected therewith, and for any damages that may be asserted, claimed or recovered (collectively, "Claims") against or from any of the Indemnified Parties, by reason of personal injury, including bodily injury or death, and property damage, including loss of use, that arises out of or is connected or associated with Tenant's actions, operations, or use of the Leased Premises.

Tenant expressly assumes full responsibility for all damage caused to the Leased Premises resulting from the activities of Tenant, its invitees, agents, or guests, those it brings on the Lease Premises, and others affiliated with Tenant, unless damage is caused solely by the willful misconduct of the Indemnified Parties.

No officer, elected official, agent, or employee of Landlord will be liable for any acts or omissions of Tenant, its guests, agents, or invitees, those it brings onto the Leased Premises, and others affiliated with Tenant, or for any conditions resulting from the operations or activities of Tenant, its guests, agents, or invitees, those it brings onto the Leased Premises, and others affiliated with Tenant either to Tenant or to any other person, nor shall Landlord be liable for any loss of damage to personal property or equipment of Tenant installed or stored in or on the Leased Premises or elsewhere in the campground. The risk of loss or damage to Tenant's property rests solely with Tenant, and Landlord will not be liable for damage to or loss of Tenant's personal property. Landlord shall not be liable for the failure of Tenant to perform any of its obligations under this Lease or for any delay in the performance of any of its obligations herein.

Surrender Upon termination of this lease, Tenant will surrender the premises to Landlord in good and clean condition, except for ordinary wear and tear or damage without fault or liability to Tenant. Failure to surrender and upon three-day notice to quit and surrender, Landlord may remove Tenant's property at the cost to Tenant.

General Provisions Governing Law: The laws of the State of Iowa govern this lease. Any dispute under the terms of this Agreement shall be subject to the jurisdiction of Sioux County, Iowa. This lease contains the final agreement of the parties. No amendment to this lease will be effective unless it is in writing and signed by both parties. The descriptive heading of the sections and subsections of this lease are for convenience only, and do not affect the Lease's construction or interpretation.

Each party is signing this Lease on the date state opposite the party's signature.

Tenant: _____

Date: _____

Landlord: _____
Tina Vande Kamp, Rivers Bend Campground Manager, on behalf of
the City of Rock Valley, Iowa.

Date: _____