

STATE OF GEORGIA - BUTTS COUNTY
COTTAGE LEASE
INDIAN SPRINGS HOLINESS CAMP GROUND, FLOVILLA, GEORGIA

This lease is entered into by and between Indian Springs Holiness Camp Ground, Inc. (hereinafter referred to as "Campground") and _____ (hereinafter referred to as "Cottage Holder"), now therefore they agree as follows.

1. The leased premises (hereinafter called "Lot") is identified as follows: Lot (Cottage) No. _____, on _____ St./Ave., formerly belonging to _____.
2. The Campground hereby agrees to lease to Cottage Holder the Lot for a period of one year beginning on January 1 of the year following the date below, and terminating on December 31 twelve months later unless extended as hereinafter set forth, and subject to all requirements as set forth herein.
3. This lease shall automatically be extended for additional periods of one calendar year for each period upon payment by Cottage Holder and receipt by Campground of the annual assessment as set forth herein, unless said Lease shall be terminated.
4. Campground shall provide to Cottage Holder water and sewerage and Cottage Holder shall annually reimburse Campground for expense of same. An annual assessment for general expenses shall be due at the end of camp meeting each year. Failure to make these payments when due shall constitute a default of this lease.
5. Campground shall provide access to Lot to Cottage Holder. Cottage Holder understands that access and utilities to Lot may be limited when the Campground is closed as determined by the Board of Trustees of Campground.
6. If building, Cottage Holder shall construct a cottage on the Lot within one year from the execution of this Lease. The plans and specifications of the cottage shall be approved in advance of beginning construction by the Board of Trustees of the Campground. Failure to obtain prior approval for, or begin construction of cottage on Lot within one year shall constitute a default of this Lease.
7. Cottage Holder shall maintain in good repair the cottage located on the Lot and shall keep the Lot in good appearance. Failure on the part of Cottage Holder to maintain and keep in good repair the cottage and Lot shall constitute a default of this Lease.
8. Cottage Holder shall primarily utilize the Lot and cottage for attendance during the annual camp meeting held on the Campground. It is understood by Cottage Holder that the primary purpose of this Lease is to encourage attendance by Cottage Holder and the relatives and guests of Cottage Holder at camp meeting. Failure by Cottage Holder to utilize Lot and cottage for this primary purpose shall constitute a default of this lease.
9. Cottage Holder shall at all times be in full accord with the object of the campground, i.e. the spread of the Wesleyan Doctrine of Scriptural Holiness, and shall at all times abide by the rules, regulations, constitution and by-laws of the Campground as set forth and amended from time to time by the Board of Trustees of the Campground. Included, but not limited to this rule is the entire Statement on Speaking in Tongues which declares in part "... since Christ's work is better furthered by people of like persuasion working together, we believe that those who participate in and/or propagate speaking in tongues should share and declare this belief in institutions other than Indian Springs Holiness Camp Ground." Failure of Cottage Holder to abide by all such rules, regulations, constitution and by-laws shall constitute a default of this Lease.
10. Cottage Holder shall be responsible for and pay any ad valorem taxes due on cottage. Failure to pay such taxes shall constitute a default of this Lease.
11. Cottage Holder shall be responsible for and pay for any insurance coverage for cottage and contents.
12. Cottage Holder shall be responsible for and pay for termite and destructive organism treatment for cottage.
13. Cottage Holder hereby releases from liability, and agrees to hold harmless, campground and its officers, trustees, employees, and agents from any and all personal injury or property damage which may result from Cottage Holders use of the Lot.
14. This Lease may be assigned by Cottage Holder upon approval by the Board of Trustees of the Campground of the new Cottage Holder. Failure to obtain prior approval of the Board of Trustees of the Campground of an Assignment of this Lease shall constitute a default of this Lease.
15. Upon death of the Cottage Holder, this Lease shall terminate and a new Lease must be obtained by the heirs of Cottage Holder subject to approval of new Cottage Holder by the Board of Trustees of the Campground.
16. Upon default in the terms of this Lease by Cottage Holder as set forth herein, the Board of Trustees of the Campground may terminate this Lease, and Cottage Holder must either transfer title of cottage located on the Lot to a new Cottage Holder approved by the Board of Trustees of the Campground, or sell the cottage to the Campground at a fair market price. In the event of a disagreement as to the price, the price shall be determined by a committee of three, one member chosen by Cottage Holder, one member chosen by the Board of Trustees of the Campground, and one member chosen by those two. A majority vote of this committee shall determine the price to be paid and this decision shall be final and binding on all parties.
17. Any notices to be sent regarding this Lease shall be sent by certified or registered mail to the following address:
Cottage Holder name _____
Address _____
City/State/Zip _____
18. Time is of the essence.
19. This Lease is given, for and in consideration of TWENTY DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, and the agreement _____ on the part of Cottage Holder to participate in the annual camp meeting and abide by the terms of this Lease.

AGREED TO ON THIS _____ DAY OF _____, 20____.

CHAIRMAN, COTTAGE HOLDERS COMMITTEE
BOARD OF TRUSTEES, INDIAN SPRINGS HOLINESS CAMPGROUND, INC

COTTAGE HOLDER SIGNATURE

COTTAGE HOLDER NAME PRINTED