

STATE OF GEORGIA - BUTTS COUNTY

COTTAGE LEASE (the "Lease")

INDIAN SPRINGS HOLINESS CAMP GROUND INC., 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.
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.
7. Cottage Holder shall maintain in good repair the cottage located on the Lot and shall keep the Lot in good appearance.
8. Cottage Holder shall primarily utilize the Lot and cottage for attendance during the annual camp meeting held on the Campground.
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.
10. Cottage Holder shall be responsible for and pay any ad valorem taxes due on cottage, and if not paid 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, the 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 to a new assignee/purchaser/cottage holder only by first obtaining approval by the Board of Trustees of the Campground of the new assignee/purchaser/cottage holder.
15. Upon death of the Cottage Holder, this Lease shall terminate. In order for the heirs of the deceased cottage holder to obtain a new lease fo the Cottage, the heirs must submit a new cottage holder application, lease, and all other cottage holder paperwork.
16. Until the Cottage is transferred or sold, the deceased Cottage Holder's estate shall be responsible for any assessments and water bills.
17. 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.
18. Any notices to be sent regarding this Lease shall be sent by certified or registered mail to the following address:
Cottage Holder Name: _____ Email: _____
Home Address: _____ Cell Phone: _____
City: _____ State: _____ Zip: _____
19. Time is of the essence.
20. 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 the 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, Indians Springs Holiness Campground, Inc.

Cottage Holder Signature
Cottage Holder Name Printed