

**APPENDIX B**  
**Rental Agreement**  
**Ocean Sands Resort Association, Inc.**

This Rental Agreement made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_ by and between Site Lessee \_\_\_\_\_ whose address is \_\_\_\_\_ and between Renter \_\_\_\_\_ whose address is \_\_\_\_\_ for Site \_\_\_\_\_ at Ocean Sands Resort Association, Inc.

1: TERM: The Renter rents from Site Lessee, the above described Site for the term of \_\_\_\_\_ months, such term beginning on \_\_\_\_\_ and ending on \_\_\_\_\_ at 12 O'clock midnight.

The term cannot be other than Bi-Seasonal (3 Months) or Seasonal (7 Months).

2: DAMAGE DEPOSIT: Upon due execution of the Rental Agreement, Renter shall deposit with the Board of Trustees, Ocean Sands Resort Association, Inc. the sum of One Hundred Dollars (\$100.00) receipt of which is hereby acknowledged as security for any damage caused to the Site Utilities during the term of this Rental Agreement. Such deposit will be returned to Renter without interest and less any damage caused to the Site Utilities within Thirty (30) days of the end of the term of this Agreement.

3: USE OF SITE: The Site shall be used and occupied by the Renter and/or Renter's immediate family and no part of the Site shall be used for the purpose of carrying on any business, profession or trade of any kind. Renter shall not allow any other person other than immediate family and transient relatives to occupy the Site after 11:00 PM, unless obtaining written consent of the Board of Trustees, Ocean Sands Resort Association, Inc. The Renter shall comply with any and all laws, Ordinances of any and all Governmental Authorities and all Rules and Regulations of Ocean Sands Resort Association, Inc. and understands that same may be amended from time to time.

4: SUBLETTING: Renter shall not assign this Rental Agreement or Sublet any part of the Site without consent of the Board of Trustees, Ocean Sands Resort Association, Inc. and Site Lessee.

5: ALTERATIONS OR IMPROVEMENTS: Renter shall make no Alterations or Improvements on the Site without prior written consent of the Board of Trustees, Ocean Sands Resort Association, Inc.

6: MAINTENANCE: Renter shall keep and maintain the Site in good and sanitary condition at all times and deposit all trash, garbage, or refuse in the locations provided therefore and shall not allow any trash, garbage, rubbish, refuse or recyclables to stand on the Site.

7: INSPECTION OF SITE: The Board of Trustees Employee(s) or the appointed Grounds Committee of Ocean Sands Resort Association, Inc. shall have the right at all reasonable times to enter the Site for the purpose of inspecting the premises and for making any repairs, additions or alterations to the Utilities.

8: INDEMNIFICATION: The Board of Trustees, Employee(s) or Committee(s) of Ocean Sands Resort Association, Inc. shall not be liable for damage or injury to the Renter, Renter's Family, Guests or to any other person entering the Site and the Renter hereby agrees to indemnify, defend and hold Harmless Ocean Sands Resort Association, Inc., its Board of Trustees, Employee(s) or Committee(s) from any and all claims or assertions of every kind and nature.

9: Renter shall occupy the Site merely as a licensee. It is expressly understood and agreed that the Renter is not a tenant or lessee, Site Lessee is not a landlord, and Renter does not have such rights as exist at law regarding landlord/tenant rights.

10: This Rental Agreement shall not be modified, changed, altered or amended in any way except through a written amendment signed by all the Parties hereto and Ocean Sands Resort Association, Inc.

IN WITNESS WHEREOF, The Undersigned Parties have caused this Rental Agreement to be duly Executed this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_\_.

\_\_\_\_\_ Site Lessee

\_\_\_\_\_ Renter

I \_\_\_\_\_, President of Ocean Sands Resort Association, Inc., upon approval of the Board of Trustees hereby agree and concur with this Rental Agreement.

Dated \_\_\_\_\_

\_\_\_\_\_, President

Attested to by: \_\_\_\_\_, Secretary

**Renter Contact Information (please type or print):**

Name: \_\_\_\_\_

Name: \_\_\_\_\_

Street Address: \_\_\_\_\_

City: \_\_\_\_\_

State: \_\_\_\_\_ ZIP: \_\_\_\_\_

Phone (primary): \_\_\_\_\_

Phone (secondary): \_\_\_\_\_

Email Address: \_\_\_\_\_

Alt. Email: \_\_\_\_\_

Emergency Contact Name: \_\_\_\_\_

Emergency Contact Number: \_\_\_\_\_