

**January 1, 2005**

Geoffrey Marshall (Lessor) does hereby lease, demise and let unto Name (Address) (Lessee) the property Sealight at 18 Miramar Ave, Sullivan, ME 04664.

To hold for the term of approximately one week commencing August 7, 2005 at 4pm local time and terminating August 14, 2005 at 10am local time for the sum of \$3500.

Lessee does covenant to pay said rent in two payments: First payment of \$1750 due on signing of this lease as a non-refundable deposit. Second payment of \$1750 plus security (damage & cleaning) deposit of \$1000 and 7% Maine Lodging Tax of \$245 is due approximately two weeks prior to occupancy Friday, July 22, 2005. Please make checks payable to Sealight in US dollars.

	<b>Amount</b>	<b>First Payment</b> (Due upon signing)	<b>Second Payment</b> (Due July 22, 2005)	<b>Estimated Refund</b> (Within 2 weeks after rental)
<b>Rent</b>	\$3500	\$1750	\$1750	
<b>Maine Lodging Tax</b>	\$245		\$245	
<b>Security Deposit</b>	\$1000		\$1000	\$1000
<b>Cleaning (estimate)</b>	\$250			-\$250
<b>Damage (estimate)</b>	\$0			-\$0
<b>Total</b>		<b>\$1750</b>	<b>\$2995</b>	<b>\$750</b>

Lessee does hereby agree to the following:

- to contract with the Lessor’s regular cleaner for interim cleaning (optional) and departure cleaning. Final cleaning is charged at actual cost and can vary; typical final cleaning costs \$250. Fees will be deducted from security deposit unless otherwise directed.
- to NO SMOKING and NO PETS.
- to quit and deliver up the premises to the Lessor or their attorney, peaceably and quietly, at the end of term aforesaid, in as good order and condition, reasonable use and wear thereof or inevitable accident excepted.
- said security deposit to be held interest free by Lessor and to be returned to Lessee within 14 days of termination of this lease less any agreed-upon charges.
- to hold Lessor harmless, except for any rents paid, in the event Sealight becomes unavailable for any reason.

- to hold the Lessor harmless for any loss damage, claim, demand, suits, judgment or liability to which Lessors may be held or which may be suffered, including attorney's fees, arising by reason for any injury or death of persons or damage to property resulting from Lessees' use of said premises.
- to pay charges for any toll calls and satellite television pay-per-view fees.
- to not enter into any agreement or contract for repairs or improvements to the house without Lessor's knowledge and approval.
- to maintain full and adequate insurance on all personal belongings.
- to give prompt notice of any known defect, breakage, malfunction or damage to or in any of the structure, equipment or fixtures in or on any of said property. Lessor or his Agent shall be the determiner of any corrective action.
- to not assign or underlet the premises or any part thereof without consent of Lessor in writing.
- that lessor assumes NO RISK for any damage to Lessees' personal belongings.
- that lessors shall provide blankets, towels, linens, tableware and cookware.

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Name (Lessee)

**Event Addendum**

Any gathering of 40 or more people at Sealight on any single day constitutes an Event.

\_\_\_\_\_ Lessee does not plan to hold any events at Sealight

If an Event is held at Sealight there is a \$500 Event Charge per event. This charge is above and beyond all other charges. Any Event fees must accompany this Agreement.

Lessee agrees to contract with a company to provide one sanitary facility for each 40 people estimated to attend each Event on the date of each Event.

Lessee is strongly advised to secure Event liability insurance thru a reputable insurance company of their choice.

Lessee is reminded that they are fully responsible for all cleaning, including removal of all garbage (both household and event) and removal of all debris from property (bottle caps, disposable cups, glass, food scraps, butts, etc).

Please note that all items related to events including, but not limited to, tents, chairs, tables, grills, coolers, and vehicles must be removed from Sealight premises by your checkout time.

Lessee agrees to provide an estimate to Lessor of the number of people attending each Event and the Event dates.

Lessee expects approximately \_\_\_\_\_ people to attend an event at Sealight on \_\_\_\_\_ (date of Event).

Lessee expects approximately \_\_\_\_\_ people to attend an event at Sealight on \_\_\_\_\_ (date of Event).

Lessee expects approximately \_\_\_\_\_ people to attend an event at Sealight on \_\_\_\_\_ (date of Event).

\_\_\_\_\_  
Name (Lessee)