

**Riverside Park Seasonal Site Lease**

This lease agreement is between the Mitchell County Conservation Board (the "Landlord") and

\_\_\_\_\_, (the "Tenant"). This agreement will be referred to as the "Lease".

- 1. **Premises** The Landlord leases to the Tenant for recreational purposes only, Lot \_\_\_\_\_, at the Riverside Park, Mitchell County, Iowa. (the "Premises")
- 2. **Term of Tenancy** This Lease is for a period of up to 6 months, beginning May 15th, 2024 and ending October 15th, 2024, depending on and variable with weather or unless terminated earlier pursuant to the terms of this Lease. We will contact you when the campground will be opening and closing.
- 3. **Rent and Fees** Tenant shall make a nonrefundable payment of \$2,000.00 payable to the Mitchell County Conservation Board by May 15th, 2024.
- 4. Decks and storage units are not allowed. Must keep and store all personal items on gravel. No yard decorations or lights to be in grass – keep those items on gravel.
- 5. **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.
  - (b) Tenant shall maintain the premises in a reasonable safe, serviceable, clean and presentable condition, except as provided by Landlord in paragraph (a).
- 6. **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 Mitchell County Conservation Board apply to the Tenant. Eviction could apply if continued abuse occurs or is determined to have occurred by Director. All fees will be forfeited.
- 7. **Assignment and Subletting** No assignment or subletting, either voluntary or by operation of law, shall be effective without the prior written consent of Landlord.
- 8. **Liability** Landlord assumes no liability for loss or damage to the property of the tenant caused by negligence, reckless or intentionally caused by tenant, agents or invitees of the tenant or third parties not associated with the Landlord.
- 9. **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.
- 10. **General Provisions** Governing Law: The laws of the state of Iowa govern this lease.  
Entire Lease: This lease contains the final agreement of the parties.  
Amendment: No amendments to this Lease will be effective unless it is in writing and signed by both parties.  
Headings: The descriptive headings of the sections and subsections of this lease are for convenience only, and do not affect this Lease’s construction or interpretation.

Each party is signing this Lease on the date stated opposite that party’s signature.

Landlord: \_\_\_\_\_

Date: \_\_\_\_\_

Mike Miner, Executive Director, Mitchell County Conservation Board

Tenant: \_\_\_\_\_

Date: \_\_\_\_\_