

Rental Agreement for 138 Front Street

1. Lessee Guests:

Overnight occupancy is limited to the Lessee and the Guests named above. In no event may the number of overnight guests in the party exceed 12 persons. There is a \$100 per person per night surcharge for more than 10 guests. Children under age 2 do not count in determining the number of overnight guests in the party.

2. Occupancy and Check-in Date:

As stated in your booking confirmation email. Note that the check-in time is 3pm or later.

3. Check-out Date:

As stated in your booking confirmation email. Note that the check-out time is 10am. The cleaning staff arrives at 10am.

4. Rental Fee:

As stated in your booking confirmation email.

5. Security Deposit:

The \$1000 Security Deposit will be refunded or credited to you within 72 hours after your Check-out Date provided the rental premises and furnishings are undamaged and no items are missing. A detailed inventory is maintained and checked. Violation of the No Pets or No Smoking rules stated below will result in forfeiture of the Security Deposit. If you trigger a smoke detector in the house and the fire department is forced to respond your Security Deposit will be charged with a \$200 fee, the full amount of which will be paid to the fire department.

6. No Smoking:

Smoking is strictly prohibited in the Townhouse and surrounding area.

7. No Pets:

No pets of any kind are permitted in the Townhouse at any time.

8. Cancellation Policy:

Cancellations made fewer than 7 days before the Check-in Date will result in forfeiture of the entire Rental Fee. Cancellations made with 7 days or more advance notice will result in forfeiture of 50% of the Rental Fee. In either case, 100% of the Security Deposit will be returned. If we secure a booking from another Lessee Guest for some or all of your occupancy days we will return to you your forfeited amount to the extent we have received funds for those days from the other Lessee Guest.

9. House Rules:

- No Shoes Inside-- Please bring slippers with you for use during your stay. We ask that no boots or shoes be worn inside the townhouse at any time. Please leave them in the front entryway and enjoy your slippers.
- Care of Home-- Please treat this home with the same standard you apply to your own home. Eating is restricted to the kitchen and dining room. Please let us know if something breaks or if you encounter difficulty of any kind.
- Skis, Snowboards, Sleds, etc.-- Please do not bring skis, poles, snowboards or sleds into the townhouse. Leave them outside or place them in the ski locker on the front porch. A key to the ski locker can be found on the key hook in the front entry room.

10. Waiver of Liability:

The Lessee acknowledges that there are hazards connected with the use of the Premises including those associated with snow and ice, slippery conditions, roadway hazards, fire, electric shock and other hazards without limitation. The Lessee voluntarily accepts all risk of personal injury, death and property damage (including personal property) to Lessee, members of Lessee's family, employees, guests, contractors or anyone on the Premises with Lessee's permission, which injury or damage or death results from the use of the Premises. Furthermore, Lessee agrees that it will not make a claim against or sue the Lessor, FrontStreet Mountain Property Owners' Association, Inc. or any member or shareholder of either, for any bodily injury, death, or property damage. Lessee understands that this is a release of the Lessor, FrontStreet Mountain Property Owners' Association, Inc. or any member or shareholder of either from any and all liability with respect to any claims brought by invitees for any damage or injury. Lessee agrees to fully indemnify and protect Lessor, FrontStreet Mountain Property Owners' Association, Inc. or any member or shareholder of either from any expense or loss suffered by them as a result.

In consideration of the foregoing the parties have signed this Rental Agreement as of the following date:

Lessee:

- By checking this box Lessee agrees to the terms of this Rental Agreement.

Lessor:

For: FrontStreet RealtyOne, LLC (Lessor)