

## **Limited Off Season Use Agreement**

### **Watson's Harverene Resort Inc.**

For Off Season Use, TENANT **must** provide to WATSON'S, a copy of their (the TENANTS) liability insurance on their unit. TENANT may be asked to name WATSONS as additional insured.

TENANT understands that they shall be held responsible for any damage caused by the use of their unit during the off season, whether damage is to their own unit, another TENANTS property or to Watson's Harverene Resort Inc. property, as a result of this Off Season Use.

This agreement is binding with the TENANTS lease agreement with WATSON'S and all of the conditions there in apply to the Limited Off Season Use Agreement.

Garbage Collection is limited during the off season. During the off season TENANT must take their garbage home unless permission is given by WATSON'S to use the dumpsters. Permission must be given every time a TENANT uses unit as garbage in the off season is only picked up once every two weeks and many times the projects taking place at the resort by resort employees may take up all the allowed space in the dumpster.

TENANT understand that Watson's has no responsibility to the TENANT in maintaining roads, water, sewer or any other service during the off season. Should any issue with these things come up, WATSON'S is under no responsibility to correct such problems.

TENANT understands that they must notify WATSON'S no less than forty eight (48) hours prior to coming to WATSON'S during the off season and TENANT must have conformation of such notice. When TENANT arrives, TENANT **must** sign in at the Resort office on the guest sign up sheet which is located on the right side of the door. This is only required during the off season. In the event of an emergency, WATSON'S must know who is staying at the resort during the off season.

Units are not to be used during the off season if they do not have year round water or if the water is not working. TENANT must abide by all safety requirement that are stated in the lease. This agreement is not intended for the use of anyone other than the TENANTS. This agreement can not be used by a TENANT guest or family member who is not on the lease.

TENANT must be up to date with all fire safety items in their unit such as smoke alarms, fire extinguishers, etc. There are not to be any camp fires or stove fires in a unit or outside a unit without permission from WATSON'S.

During winter months, certain roads may be plowed. If there is snow on the ground and the roadway to the TENANTS unit is not plowed, WATSON'S would sooner not have traffic going in or out of the roadway unless authorized by WATSON'S as WATSON'S tries to keep an eye on things during the winter months. Tracks in the snow is one way we do this. During the off season, WATSON'S asked that all TENANTS not walk around the resort for technically, the resort is closed. Under no conditions are TENANTS or their guests allowed on any of the docks in the resort for safety reasons.

TENANT may only use their unit if year round water is available. Water during the off season is not monitored nor are we licensed for use during the off season. Drinking Water must be purchased and brought with the TENANT whenever the unit is used during the off season. You may use your water for other things however such as for the toilet, sink, showers, etc.

This Off Season Use is not intended for recreation or vacation type visits. The off season use is intended for maintenance and/or performing work on the unit, or maintenance type things such as shoveling snow off the roof, etc. Our rates are not based on such use. Your taxes are not based on such use and we are considered seasonal use. Our water system license is not based on year round use.

Off season use is not a right but rather a privilege that we may allow. Watson's Resort has the right to deny any off season use to any Tenant regardless of the reasons.

**Signature Page**  
**Limited Off Season Use agreement**  
**Watson's Harverene Resort Inc.**

Please only return to WATSON'S this signature page. TENANT may keep the actual agreement for review and reference.

This agreement is made between Watson's Harverene Resort Inc. (WATSON'S) and \_\_\_\_\_ (TENANT), who is leasing Unit or Space # \_\_\_\_\_.

In this agreement, the TENANT is asking permission from WATSON'S to occupy their unit on a limited bases from \_\_\_\_\_ to \_\_\_\_\_ dates.

The reason for this extra use is to: (please give reason) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

This agreement must be redone for every lease year.

This agreement is dated this \_\_\_\_ day of \_\_\_\_, 20\_\_.

TENANTS Authorized Signature \_\_\_\_\_