



Lease agreement for Continuous place

Landlord:

Tenant:

Steingrubenhof Campground
Fam. Blattmann, 79271 St. Peter
Tel.: 0049 7660 210 Fax.: 0049 7660 1604
e-mail: info@camping-steingrubenhof.de
Internet: www.camping-steingrubenhof.de

The landlord rents to the tenant continuous place No.....

The tenant is obligated to the following payments:

1. Rent **€900,- / year**
2. Sewage hook-up **€ 30,- / year**
3. Fresh water hook-up **€ 30,- / year**

The rent is to be paid quarterly in advance. All payments are to be made to one of the following accounts of the landlord:

Volksbank Freiburg, Account No. 3 25 27 01, BLZ 680 90000

Sparkasse Hochschwarzwald, Account No. 50 30 60 6, BLZ 680 51004

To be remitted or to be paid at the front desk.

Tax of visitors **€ 30,- / year**

Second home tax **€100,- / year**

The Tax of visitors as well as the second home tax are withdrawn by the municipality at St.Peter means of invoicing.

Electrical charges **€ 0,50 / Kwh**

Electrical fees or charges are to be paid unasked twice a year – in April and October –
Respectively at the front desk.

Continuous lease agreement:

The contract is for a minimum of six months. If not thereafter terminated, the contract is extended for a period of three months at a time.

Use of the premises

Rental applies only to individuals and / or families inclusive of children, so long as these are still in professional training and live in community with their parents. The campsite may not be used as a domicile.

Subletting the rented premises to other persons, whether for hire or not, is not permitted. Landlord must be previously notified of individual short-term overnight stays, as well as longer sojourns by relatives or acquaintances. In any event, overnight or other stays upon notice, must pay a valid overnight fee. For relatives as well as for friends and acquaintances that visit the tenant and do not stay overnight, there is a set daily charge to be paid upon notice. The tenant commits himself to ensuring that each visitor pays this daily charge.

Cars of visitors must be parked outside the campsite. Only one car per continuous place or parking place within the campsite is allowed. Driving on unoccupied parking spaces is forbidden. The tenant commits himself to allow legally prescribed examination of gas facilities for at most two years duration.

Outfitting and operation of continuous place

The rented continuous place may only be operated in such a way that the entire location is not affected. Planting, installation of fences and harm to the grass turf require the permission of the landlord. The diverting of waste water into the area is strictly forbidden. The tenant is not allowed to provide fast or firm modifications on or to the camper or the tent. The tenant commits himself to keep the site rented by him always clean and tidy. He has to care for the site and additional installations and facilities. The lawn of the rented continuous place is to be kept short. If as a result of a long trip or illness, the tenant is not in place to cut the lawn, then the landlord shall have it mown and the expenses shall be chargeable to the tenant.

The tenant is liable for any damages to the rented premises as well as the installations and facilities whether caused by him or by persons belonging to his household, his visitors or suppliers.

Miscellaneous

House refuse is to be brought to the containers in the parking lot.

Depositing of bulk waste and wood remnants in or near the containers is forbidden.

Driving of any vehicle may be done only at a walking or dead slow speed. The use of cars for going to the toilet is forbidden.

Lawn mowing and all activities relating to crafts and works during the protected rest periods , sunday and holiday times are not permitted, also construction projects that disturb or affect rest during vacation times are forbidden.

Termination of tenancy relationship

Upon termination of the tenancy relationship or recognition of abandonment or surrender of the permanent place, the tenant is committed to deliver same in proper condition. All timber flooring remnants are to be removed, without any costs thereby accruing to the landlord. Non compliance with this regulation entitles the landlord to place in collection all cost of cleaning, clearing or disposal of the tenant.

The notice time amounts to three months to the end of the month.

Cancellation without notice

The landlord can cancel the rental contract without notice, when the agreed rental payments which are duty owed to him have not been fully made after an additional respite of two weeks. This is without prejudice to any claims he may have for the charge and collection of interest on late payments. Also in cases of delayed payment, the landlord is justified in cancelling the rental contract without observance of due notice when the tenant despite or in defiance of the landlord´s warning continues, contrary to contract terms, to use the continuous place, or acts contrary to the purposes or intent of this contract, or acts in violation of the regulations of the place. If the tenancy relationship ends without notice by the landlord, then the tenant is responsible for any rental loss up to the date of expiration for the agreed upon lease period.

St. Peter,.....

Landlord

Tenant