

License to Occupy (“the License”) for Winter Camping at the Riverside RV Park

Between the City of Enderby (“the Licensor”) and _____ (“the Licensee”).

1. The Licensee acknowledges that this is not a residential or manufactured home park tenancy agreement and that the Riverside RV Park is a campground in which the Licensee intends to stay as a temporary winter camping customer.
2. The Licensee acknowledges that the License does **not** provide exclusive possession over or right to any campsite, service, or common area in the Riverside RV Park.
3. The Licensee agrees to follow all regular and winter camping rules as a condition of the License, including rules with respect to visiting hours.
4. The License terminates on the earlier of the Licensee vacating the campsite or April 30, 2023.
5. The Licensee agrees to pay, in advance, \$950 on the first day of each month that the License is active.
6. The Licensor shall pay for water, sewer, electricity, and basic internet, and will also provide a common garbage receptacle (“the included services”). The Licensor is not responsible for interruptions or deficiencies in the included services.
7. The Licensee may be evicted by the Licensor at any time, without reason or notice. Refunds on any unused pre-paid balance will be given on a pro-rated basis provided the eviction was without cause, less any value that is retained for site restoration or RV removal.
8. The Licensee may be relocated by the Licensor to any other campsite, without reason or notice.
9. The Licensee may leave at any time and cancel the License, without notice. Refunds on any unused pre-paid balance will be given on a pro-rated basis provided at least one week’s notice is given of the Licensee’s intention to cancel the License, less any value that is retained for site restoration or RV removal.
10. The Licensor may enter the Licensee’s campsite at any time, without notice. The Licensee permits the Licensor to enter and inspect their RV for the purposes of ensuring compliance with the License with 48 hours’ notice.
11. Under no circumstances will permanent features such as a deck or carport be permitted. Temporary features may be allowed by the Licensor for limited periods of time with express written permission.
12. The Licensee accepts, without limitation, all risks and dangers associated with the use and enjoyment of the Riverside RV Park and assumes full responsibility for their personal safety, and waives any and all claims against the Riverside RV Park, the City of Enderby, and its contractors, agents, officers, employees, and representatives, and hereby releases the foregoing from any and all liability for any loss, damage, physical injury, illness, expense, or death that they may suffer by reason of their presence at the Riverside RV Park pursuant to the License.

13. The License may not be assigned. Home-based businesses (including short-term vacation rentals such as AirBnB), subletting, reassignment, or any use that is not consistent with a campground land use is prohibited.

I, _____ (the Licensee), understand and agree to the above terms as a condition of the License.

Signature _____

Date _____

Phone Number _____