PRINCESS POCOTOPAUG CORPORATION
P.O. BOX 41
EAST HAMPTON, CONNECTICUT 06424

PRINCESS POCOTOPAUG CLUBHOUSE LEASE AGREEMENT

Date: _____ Renters Name_____

Email Address: _____ Phone #: _____

Agreement of Lease between Princess Pocotopaug Corporation having its principal place of business at 9 Seminole Trail, East Hampton, Connecticut and hereinafter called "Lessor" and residing at _____hereinafter called "Lessee."

The Lessor, hereby, agrees to allow the Lessee to use the Clubhouse on date with regard to the terms described below.

Terms: The term of this lease starts on the above date of this agreement. The Lessee agrees to meet an officer of the Princess Pocotopaug Association at least twenty-four hours prior to the use date to obtain the key code and inspect the premises. The Lessee agrees the Lessee is responsible for any damage inside or outside of the premises.

1) All Princess Pocotopaug Association taxes as levied must be paid in full.

2) Lessee must be a Princess Pocotopaug Association property owner and must be present at the event.

3) Princess Pocotopaug Association residents, renting property on a year-round basis, may have use of the "Princess Pocotopaug Clubhouse" under these same user agreement terms, except they will be required to have their property owner co-sign this agreement.

Use Donation: a $40.00 donation is required. There is also a $50.00 security deposit to be paid in advance and will be refunded after inspection of the premises and found satisfactory.

Hold Harmless Agreement: Lessee shall assume the risks of; indemnify Lessor against, and hold Lessor harmless from any and all claims, actions, suits, proceedings, costs, expenses, damages and liabilities, including and/or arising out of, connected with, or resulting from property leased from Princess Pocotopaug Corporation.

Warranty and Limitation of Liability: In no event shall Lessor be liable for loss of use or for any indirect, incidental or consequential damages, including but not limited to any damages for personal injuries. All other warranties, direct or implied warranties of fitness for a particular purpose are hereby excluded.

Rules And Regulations:

1. The facility must be left in clean condition.
    a. Floor mopped.
    b. Toilets washed and left in working order.
    c. Garbage removed.
    d. Tables stacked.
    e. Chairs folded and stacked.
    f. Refrigerator cleaned.
2. Not more than 50 people to occupy building (fire code).
3. Activities must cease no later than **10pm.**
4. Neighboring driveways may not be used or blocked.
5. Alcoholic beverages are not allowed outside of the building.
6. Loss of the fireplace remote will result in a $200 replacement fee.
7. Check windows – they should be closed and locked.
8. The building may not be used for sale or profit.

I, the undersigned, have read and understand the terms and conditions included in this agreement affecting the use of the Princess Pocotopaug Clubhouse and that there are no collateral, oral, or other agreements affecting the use of Princess Pocotopaug Clubhouse. Additionally, I have received, read, and understand the rules and regulations that pertain to this use agreement.

SIGNATURE _____DATE_____

Please keep in mind that we all own the building, and your donation is to cover the upkeep of the building. Your cooperation is appreciated.

Thanks for your cooperation, Princess Pocotopaug Corporation