

Template Tenancy Agreement (for Affiliated Camps)

Date of Agreement: _____

BETWEEN:

Address _____

(Hereafter referred to as "the Tenant/Affiliate")

AND:

ALGOMA MUSIC CAMP

(Hereafter referred to as "AMC")

- 1. The premises is: Algoma Music Camp
1249 F& G Line Road
St Joseph Island

The terms of this agreement shall be:

- 2. Use of the facilities shall begin on:
_____ and end on _____.
- 3. The facilities will be used only for the following events

_____.
- 4. The number of persons using the facilities shall not exceed 100 at any one time.
- 5. The usage charge shall be \$_____ per week and shall be payable no later than one week prior to the start of usage.
- 6. Upon signing this agreement the tenant/affiliate will pay the sum of \$_____ as a deposit to be applied to the first usage charge.
- 7. A Security/Damage Deposit Amount of \$ _____ shall be payable in advance, and is refundable six weeks after the end of the usage period.
- 8. The tenant/affiliate will obtain applicable insurance protection (PAL insurance) –expressively including Algoma Music Camp against liability/lawsuits covering all eventualities of the event. A copy will be provided to AMC prior to the event.

9. Utilities will be paid by AMC as indicated below
 - Electricity
 - Propane
 - Water
 - Septic pumping
 - Telephone, except long distance charges.
10. Appliances will be supplied by AMC and maintained in working order by the tenant/affiliate as indicated below:
 - Stoves
 - Microwave
 - Refrigerators
11. At the end of the usage period the tenant/affiliate will ensure that the premises are cleaned, and any damage occurring during the usage period is repaired.
12. The tenant/affiliate will not make any structural or electrical changes to the property without the consent of AMC or designate. Pre-authorized changes made by the tenant/affiliate that improves the property for other users may be deducted from usage fees. The value of such changes shall be agreed upon in advance, and deduction confirmed upon an inspection of the completed modifications or improvements.
13. The tenant/affiliate will contact AMC or designate as soon as possible when a problem arises involving repairs or services. In case of malfunction of any equipment on the premises the tenant/affiliate is to inform the contact person of AMC prior to any repairs to agree on the possible avenue to remedy the problem.
14. The tenant/affiliate agrees not to sublet the premises without AMC written permission and consent.
15. The tenant/affiliate will remove all belongings and equipment from site or store on location as directed by AMC or designate.
16. The tenant/affiliate will follow proper and prudent use of the kitchen and only senior staff will see to its use. No open flame, smudge pots, pics, candles are to be used on the premises with the exception of the main dining hall. A campfire will be allowed in the designated area provided, barring local municipal and/or fire restrictions. The campfire is to be supervised at all times. A water hose is to at the site during this activity to completely extinguish the fire and embers.
17. AMC will support publicity efforts of the tenant/affiliate by including tenant/affiliate information on its website and in other public fora.

18. AMC will not withhold, during tenant/affiliate occupancy, the reasonable supply of fuel, electricity, hot and cold water.
19. AMC representative will provide onsite instructions regarding camp facilities prior to usage period.
20. AMC will not interfere with the reasonable enjoyment of the tenant/affiliate and the members of his or her event.
21. AMC will not seize, without legal process, a tenant/affiliate property for rent default or for the breach of any other obligation of the tenant/affiliate.
22. AMC retains the right to enter the premises to make inspections and repairs during the usage period by the tenant/affiliate.
23. Smoking will not be allowed in any buildings. Smoking is allowed outside of the dining hall where tin cans are provided.
24. Water conservation should be stressed and announced to all users on the first day of their stay.
25. Alcohol use by minors and the use of controlled substances are strictly prohibited.
26. AMC reserves the right to cancel this agreement in the event of a breach of any clause herein.

This document is intended to be a complete record of the rental agreement. Both parties are to have a complete copy of this agreement. All promises and agreements must be included in this document and agreed to by both parties or they are not enforceable.

(AMC representative) (Tenant/Affiliate)

_____ *Date*