The Tenant will be subject to the general provisions of this Rental Agreement as described below:

1. The Tenant agrees that the stated purpose of this rental agreement will be for use of the premises as for private non-commercial purposes only. Commercial ventures including sales and economic gain by the Tenant, other than donations or gifts are not allowed on the premise under this rental agreement.
2. Tenant is responsible for any and all damages, breakage, maintenance, cleanup of the facility after the use, and removal of all garbage and refuse that is generate by use of the premises with disposal at their own cost. Any charges for clean-up or removal of garbage and refuse will be assessed against the deposit. Tenant agrees that portions or all of rental deposit my be withheld to cover costs of damage, breakage, maintenance, or the clean up of the facility which does not meet requirements of this agreement and that cost of clean-up or repairs above and beyond the deposit amount may be billed to the user by the Manager to the Tenant after the term of this agreement.
3. The Tenant is responsible for control of motor vehicle access limitation to roadways and parking lots as defined. No motor vehicles shall be allowed in area not defined for vehicle traffic.
4. The Tenant is responsible for control of camp users to prevent damage to trees and native vegetations that is part of the facility.
5. The Tenant shall indemnify, and hold the Manager and Langlade County, its agents and employees, free and harmless from all liability for injury to any person or persons, firm or corporation, or for the result in effect of any injury to any person or persons, firm or corporation occurring on the premises, or arising out of any accident or other occurrences on the premises during use and occupancy of said premises or resulting from any use of the premises including but not limited to motor vehicle incidents for access to use events and/or provisions including use of alcohol or other legal substances during activities upon the premises during the term of the rental.
6. The Tenant does hereby agree that this Rental Agreement, nor any right or duty in whole or in part by the Tenant under this Rental Agreement may be assigned, delegated, or subcontracted without the consent of the Manager. If assignment, delegation or subcontracting are consented to, this Rental Agreement shall be part of any and all agreements by direct reference.
7. The Tenant and Manager agree that if a dispute arises out of or relates to this Rental Agreement, or the breach thereof, and if the dispute cannot be settled through negotiation, both the agree first to try in good faith to settle the dispute by non-binding mediation before resorting to arbitration, litigation, or some other dispute resolution procedures.

The Tenant agrees that use of the premises will not involve use as an educational or recreational youth camp and that the Tenant's use of the premises is not qualified for requirements under Chapter ATCP 78.18 Wisconsin Statutes. The Tenant accepts the premises and the buildings and structures on the premises in their present condition, and agrees to return the premise to conditions in equal or better condition at the termination of this agreement. The Tenant accepts that no lifeguard or safety officers are on duty at the beach or lakefront and shall assume all liability for use of the beach or lakefront, including but not limited to monitoring of children that may utilize the beach or lakefront. The Tenant agrees that they are a group participating in a family camping program and that at least one parent or designated adult supervisor will be present and supervising water activity areas with the following requirements: Personal flotation devices shall be provided in accordance with s. 30.62 (3) (a), Stats., for each boat under 16 feet in length. Boats 16 feet in length or more shall also be equipped with at least one U.S. coast guard approved type IV throwable flotation device. Personal flotation devices shall be worn by all persons at all times when operating or riding on personal watercraft in accordance with s. 30.62 (3) (b), Stats. Safety regulations shall be followed, including

safety devices for personal watercraft in accordance with s. 30.62 (3m), Stats. A designated check-in and check-out system is to be used by the Tenant to identify persons using the water activity areas. Tenant shall be responsible for any and all financial obligations associated with their use of the premises.