



# Chickasaw County Conservation Board

## TWIN PONDS NATURE CENTER

1811 240th Street, Ionia, IA 50645

Chad Humpal, Director

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### Airport Lake Camping Sites Seasonal Lease

This lease agreement is between the Chickasaw County Conservation Board (the “Landlord”) and \_\_\_\_\_ (the “Tenant”). This agreement will be referred to as the “Lease”.

1. **Premises** The Landlord leases to the Tenant for recreational purposes only, Lot \_\_\_\_\_, at Airport Lake Park, Chickasaw County, Iowa. (the “Premises”).
2. **Term of Tenancy** This Lease is for a period of 6 months, beginning April 21, 2025 and ending October 12, 2025, unless terminated earlier pursuant to the terms of this lease. If the Tenant wishes to continue camping after October 12, the Tenant will pay the regular monthly or nightly fees for the site.
3. **Rent and Fees** Tenant shall make a nonrefundable deposit of \$500.00 payable to the Chickasaw County Conservation Board by January 15, 2025, and the balance of \$1,300.00 paid by April 1, 2025. (\$1,800.00 total).
4. **Accessibility** An access road is available to set and to exit camping units. Sites are limited to 2 vehicles per site. Vehicles may park on the pads or in the adjacent parking areas. Visitor parking is available directly to the west across the road. Decks and storage units are not allowed.
5. **Maintenance**
  - (a) The Landlord shall maintain the Lot in good repair at all times. The Landlord shall, at the Landlord’s expense, maintain the access roads, gravel camping pads, fire rings and perform all grass mowing. The Landlord will provide and maintain a dumpster for the removal of garbage and other waste incidental to the occupancy of the lot.
  - (b) Tenant shall maintain the premises in a reasonable safe, serviceable, clean and presentable condition, except as provided by Landlord in paragraph (a). Failure of Tenant to maintain site may result in termination of lease. Tenant will be notified in writing from Landlord of Tenant’s failure to maintain campsite. Tenant will have 7 days to resolve issue with Landlord’s final approval. Failure to resolve the issue after 7 days may result in termination of lease and the removal of the camping unit at the Tenant’s cost.
  - (c) Utilities to be paid by Landlord. No extra fee for garbage.
6. **Defaults** The tenant will be in default if the tenant does not fulfill any obligations or terms of this Lease by which the Tenant is bound and may result in eviction. All rules and regulations for Airport Lake Park apply to the Tenant. All rent and fees paid by tenant will be forfeited in the event of an eviction or termination of this lease.
7. **Assignment and Subletting** No assignment or subletting, either voluntary or by operation of law, shall be effective without the prior written consent of Landlord.
8. **Liability** Landlord shall not be liable to the Tenant, his/her agents, or invitees for any personal injury, death or damage to property caused by theft, burglary, fire, vandalism, or any other cause, occurring on

or about the premises, including any loss or damage negligently, recklessly or intentionally caused by the Tenant, his/her agents, or invitees or third parties not associated with the Landlord. Tenant agrees to insure the Tenant's personal property, and to the extent permitted by their policies both Landlord and Tenant waive all rights of recovery against each other.

9. **Indemnity** Except for any negligence of Landlord, Tenant will protect, defend, and indemnify Landlord from and against any and all loss, costs, damage and expenses occasioned by, or arising out of, any accident or other occurrence causing or inflicting injury or damage to any person or property, happening or done in, upon or about the premises, or due directly or indirectly to the tenancy, use or occupancy thereof, or any part thereof by Tenant or any person claiming through or under Tenant. However, this clause shall not include any loss, costs, damage and expenses incurred by any of Landlord's employees or agents.
10. **Surrender** Upon termination of this lease, Tenant will surrender the premises to Landlord in good and clean condition, except for ordinary wear and tear or damage without fault or liability to Tenant. Failure to surrender and upon three days written notice to quit and surrender, Landlord may remove Tenant's property at the cost to Tenant.
11. **Provisions Binding** Each and every covenant and agreement herein contained shall extend to and be binding upon the respective successors, heirs, administrators, executors and assigns of the parties hereto.
12. **General Provisions Governing Law:** The laws of the state of Iowa govern this lease.

**Entire Lease:** This lease contains the final agreement of the parties.

**Amendment:** No amendments to this Lease will be effective unless it is in writing and signed by both parties.

**Headings:** The descriptive headings of the sections and subsections of this lease are for convenience only, and do not affect this Lease's construction or interpretation.

Each party is signing this Lease on the date stated opposite that party's signature.

Landlord: \_\_\_\_\_

Chad Humpal, Executive Director, Chickasaw County Conservation Board

Date: \_\_\_\_\_

Tenant: \_\_\_\_\_

Date: \_\_\_\_\_

### Tenant Information

Name \_\_\_\_\_

Address \_\_\_\_\_

\_\_\_\_\_

Phone \_\_\_\_\_

Vehicle License # \_\_\_\_\_

Cell Phone \_\_\_\_\_

Vehicle 2 License # \_\_\_\_\_

Trailer License # \_\_\_\_\_