

## RECREATIONAL LEASE AGREEMENT

THIS AGREEMENT made the \_\_\_\_ day of \_\_\_\_\_, 200\_\_.

### 1. PARTIES

**LESSOR/AGENT:** SUNDIAL RECREATIONS LTD. of Middle Caicos,  
Turks and Caicos Islands, British West Indies.

**LESSEE:** \_\_\_\_\_

**ADDRESS:** \_\_\_\_\_

\_\_\_\_\_

**PHONE** \_\_\_\_\_ **FAX** \_\_\_\_\_

**E-MAIL** \_\_\_\_\_

### 2) PREMISES

Duplex Villa, West Side, Bambarra Beach, Middle Caicos, Turks & Caicos Islands, B.W.I.; two bedrooms, each with queen size bed, fully equipped kitchen, family area with pull out queen size bed and 2 cots, front and back decks, all linen and bedding, T.V., video player and tapes, radio/CD, tape deck, CD's and tapes.

### 3. TERM

The lease term shall be from 3:00 p.m. the \_\_\_\_ day of \_\_\_\_\_, 200\_\_ to 11:00 Am. the \_\_\_\_ day of \_\_\_\_\_, 200\_\_ .

### 4. RENT

Total rent shall be the sum of \$ \_\_\_\_\_ (U.S. funds) payable in advance on or before the \_\_\_\_ day of \_\_\_\_\_, 200\_\_.

### 5. DEPOSIT

A 20% deposit of the total rent shall be paid on or before the execution of this Agreement, which shall form part of the total rent.

### 6. ADDITIONAL DEPOSIT

In addition to the rent, a deposit of \$ \_\_\_\_\_ (U.S.funds) shall be paid at the time the balance of the rent is payable to be applied to the use of the grocery and telephone accounts where applicable.

### 7. OCCUPANCY

The total number of occupants not to exceed \_\_\_\_\_ persons.

## **8. UTILITIES**

The Lessor shall provide a telephone: Yes \_\_\_\_\_ No \_\_\_\_\_

If a telephone is provided the Lessee agrees to pay all long distance charges related thereto.

## **9. GROCERY**

The Lessor shall provide access to the grocery account: Yes \_\_\_\_\_ No \_\_\_\_\_

## **10. QUIET ENJOYMENT**

The Lessee shall not abuse the premises in any way and shall leave same in the same condition as when taken.

## **11. GENERAL**

The Lessee agrees as follows:

- (a) conserve the use of water,
- (b) use the washing machine only once per week,
- (c) place all garbage at the designated disposal site,
- (d) turn off the fans and air conditioning when not in use.
- (e) use the telephone/fax for personal use only, ie no business or internet connections without making special arrangements in advance with suitable deposit.

## **12. INSURANCE**

The Parties acknowledge that the Lessor shall not be responsible for any loss or damage caused to the Lessee's personal property located on the premises and recommends that the Lessee(s) obtain their own travel insurance.

## **13. RETURN OF ADDITIONAL DEPOSIT**

The Lessor shall return the Additional Deposit, if any, less any adjustments for the use of the telephone and grocery accounts within 30 days of the end of the lease period or upon receipt of the telephone and grocery account (where applicable) whichever date is later. The Lessee shall pay any shortfall within ten days of request.

## **14. CANCELLATION**

In the event the Lessee cancels this Agreement prior to sixty days before the commencement of the rental period the deposit is returnable, but after that date the deposit is forfeited. In the event the Lessee cancels this Agreement after paying the full amount of the rent, the Lessor is only obligated to return that portion of the rent paid that is actually recovered by re-renting the premises for that same period less administration costs, plus the deposit less adjustments.

## **15. EVICTION**

In the event the Lessee breaches any of the terms of this Agreement the Lessor reserves the right to evict the Lessee without notice and without set off.

## **16. INSPECTION**

The Lessor reserves the right to inspect the premises at any time.

**17. LAW**

The laws of the Turks and Caicos Island, British West Indies govern this Agreement.

**18. AGENCY**

The Lessor may administer this Agreement or it's designated agent.

***SUNDIAL RECREATIONS LTD.***

Per:

\_\_\_\_\_

***LESSEE(S)'s signature(s):***

\_\_\_\_\_

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\_\_\_\_\_