

Lease Agreement Summary: Ted Jewell Leasing Property to Boise Ridge Riders

Lease Agreement Summary

1. Property Description:

- Landowner leases approximately 10 acres to BRR on the northwest end of the 169-acre Jewell Property (Parcel RP06N05E260064).
- The area is primarily for use as a camp, with additional access and overflow parking rights west of the tree line.

2. Term:

- The lease term is 10 years, starting upon BRR securing a Conditional Use Permit from Boise County.
- Includes an initial 5-year period, followed by a review for the remaining 5 years.

3. Contingency:

- The lease is contingent on BRR obtaining a Conditional Use Permit. If not obtained, the agreement is void.

4. Use of Property:

- Year-round access for BRR.
- Primary use as a campground for RVs (Spring thru Fall only) and overflow parking during events.
- Installation of gates and provision for overflow parking during high-usage periods.
- Access rights for BRR members, guests, and the Landowner.

5. Land Improvements and Amenities:

- Construction of RV parking spots, provision of portable toilets, placement of storage containers, and waste management facilities by BRR.

6. Liability Insurance:

- BRR to maintain a Code of Conduct for members and obtain comprehensive general liability insurance with policy limits of not less than \$1,000,000 per occurrence and \$2,000,000 aggregate. The Landowner shall be named as an additional insured. Proof of insurance to be provided upon execution and annually thereafter.
- BRR to indemnify and hold harmless the Landowner from any claims, liabilities, or damages arising from BRR's use of the Property, except those caused by the Landowner's negligence or willful misconduct.

7. Subletting:

- BRR shall not assign, transfer, or sublet any portion of the Property or rights under this lease to any third party.

8. Termination:

- The agreement may be terminated by mutual written consent of both parties.

9. Compliance with Laws:

- BRR is responsible for obtaining all necessary permits and complying with applicable laws, ordinances, and regulations during the lease term.