

**Cariboo Ski Touring Club  
Box 4433 Quesnel BC  
V2J3J4**

**Facilities Rental**

This rental is made in duplicate between:

Cariboo Ski Touring Club (CSTC) (the "Landlord") and

(1) \_\_\_\_\_ (the Tenant)

The Landlord and the Tenant hereby agree as follows:

1. The Landlord hereby grants the Tenant a rental of the premises outlined here:  
Hallis Lake Lodge located at 4427 Quesnel Hydraulic Road. owned & operated by the Cariboo Ski Touring Club (the "Premises.")
  
2. The term of this rental commences on \_\_\_\_\_ and ends on \_\_\_\_\_  
(date) (date)
  
3. The Tenant may use the Premises for \_\_\_\_\_ and for no other purpose.
  
4. (a) The Tenant shall pay the Landlord a "base rent" of **\$200.00** per day  
(b) The Tenant shall pay the Landlord **\$150.00** per day if tenant is a club member  
(c) The Tenant shall pay the Landlord \$25.00 / evening for the lighted track.  
(d) The Tenant shall pay the Landlord a **\$200.00** damage deposit, refundable in full upon inspection by a designated member of the CSTC after the event. A separate cheque for damage deposit is required.
  
5. Any services and expenses relevant to the use by the Tenant of the Premises and not mentioned in this rental are the responsibility and expense of the Tenant.
  
6. The Landlord covenants with the Tenant that so long as the Tenant complies with the terms of this rental, the Tenant may occupy and enjoy the Premises without any interruption from the Landlord.
  
7. The Landlord is not liable for any damage to the Tenant's property or for any injury to any person in or coming to or from the Premises, however caused, and the Tenant agrees to indemnify the Landlord against the financial consequences of any such liability. In this regard, the Tenant shall purchase and maintain public liability insurance in the amount of no less than 1 million dollars (\$1,000,000) and shall provide proof of this insurance to the Landlord with a signed copy of this agreement.

8. The Landlord may terminate this rental for any one of the following or any other cause permitted by law:

- (a) the bankruptcy or insolvency of the Tenant;
- (b) a material change in the use of the Premises by the Tenant and, in particular (without limiting the generality of this provision), any change that affects the Landlord's building insurance or that constitutes a nuisance.
- (c) any unauthorized assignment or subletting of this lease by the Tenant;
- (d) substantial damage to or destruction of the Premises;
- (e) any sale or material change in use of the building in which the Premises are located by the Landlord;
- (f) any significant wilful or negligent damage to the Premises caused by the Tenant or by persons permitted on the Premises by the Tenant.

9. The Tenant may not assign or sublet the Premises, in whole or in part, or allow the Premises to be used by any other person without the written consent of the Landlord, which consent may not be unreasonably withheld.

10. The Tenant shall keep the Premises in a reasonable state of repair and cleanliness and shall not make improvements or alterations to the Premises without the written consent of the Landlord, which consent shall not be unreasonably withheld.

11. At the end of the lease, the Tenant shall deliver vacant possession to the Landlord of the Premises in the same condition as at the commencement of the lease, reasonable wear and tear excepted and except that the Landlord may, in the Landlord's sole discretion, elect to keep any of the Tenant's improvements, alterations, or fixtures.

12. Any written notice required or permitted to be given by this rental is sufficiently given if sent in proper form by ordinary mail to the last known address of the party for whom the notice is intended. Any written notice sent by ordinary mail in accordance with this paragraph is deemed, for the purposes of this rental, received by the addressee on the seventh day after mailing unless actually received before. Nothing in this paragraph prevents giving written notice in any other manner recognized by law.

13. In this rental, words importing the singular include the plural, and vice versa, and importing the masculine gender include the feminine, and importing an individual include a corporation and vice versa. This lease binds and benefits the parties and their respective heirs, successors, and permitted assigns.

14. Renters serving alcohol are responsible for best practices including "Serving it Right" and a special occasion liquor licence.

\_\_\_\_\_)  
for the Landlord )  
\_\_\_\_\_)  
for the Tenant )

### Club Rules For Renters:

1. Access to the lodge for decorating and clean-up outside of the pre-negotiated terms found in this agreement is possible but must be determined prior to rental and could be subject to additional fees. Please reference the **Rental Agreement Binder** located in the miscellaneous drawer.
2. Any vehicle parking and overnight campers or trailers must be set up in the parking lot. There is no parking allowed in the grassy staging area in front of the Lodge. Any setup of tents and chairs in the staging area must stay South of the large map in the area in front of the lodge and lake side of the staging area. Set up can not occur in the staging area in front of the caretakers home. Overnight camping must have prior approval of the CSTC Manager.
3. Noise restrictions are in place between 11pm and 8 am. Loud music in the lodge, yelling or shouting or music outside is strongly discouraged and forbidden after 11 pm. Please be aware that we have caretakers living on site and be respectful of their space and your noise level.
4. Renters are responsible to leave the lodge clean and in the same condition as found (reference the Rental Checklist). This includes but is not limited to wiping down tables and counters, washing and putting away dishes, wiping down appliances, emptying fridge of personal items, sweeping and washing floors and cleaning bathrooms. All garbage must be removed from premises and new garbage bags replaced in existing garbage cans.
5. During the course of decorating, hooks and wires have been strategically placed throughout the facility to aid in decorating – please do not affix tacks, nails or hooks in the walls. Provided green painter’s tape is the only material permitted to attach objects to the walls, ceilings, lighting and windows.
6. Pictures may be removed for decorating purposes provided they stored or secured safely and returned to their original space as per the photos in the **Rental Agreement Binder**. Exceptions are the wooden skis above the fireplace, the skates and snow shoes on the wall and the bulletin boards which must remain affixed. Tenants who want pictures removed from the wall must notify the manager at the venue walk-through.
7. Should a ladder be required, it must be provided by the tenant (renter) and not the landlord.

These rules are intended to provide clarity to the rental agreement and decorating policy and to maintain the Hallis Lake Lodge for future renters and users. Tenants can reference the **Rental Agreement Binder** and contact the CSTC Manager with further questions.