

GRAND OUTLOOK AGREEMENT

I. OCCUPANCY

The number of occupants will be a maximum of 2. Perhaps more upon express permission from the Landlord. The property will be occupied by family members and friends.

II. UTILITIES AND FURNITURE

- Electricity, water, and gas connection will be covered by the landlord.
- The tenant is responsible for taking good care of the furniture and appliances.
- The tenant will pay for any repair or replacement of the property if the equipment or structure was damaged during their stay.

III. SUBLETTING

Subletting is **not allowed**. The tenant agrees not to assign or sublet the property.

IV. MAINTENANCE, PEACE/ORDER, AND OTHERS

- The tenant should follow and implement the standard of cleanliness to the property.
- The tenant should keep the property in good condition.
- Service dogs are **allowed** in the rental property.
- No pets or companion animals are allowed on the property without express permission from Landlord.
- Smoking is **not allowed** in the rental property.
- The tenants are not allowed to keep firearms, bows, and other weapons in the rental property without express permission from Landlord.
- The tenants agree not to use the property in a way to disturb the peace in the surroundings or environment.
- The tenant's personal property is not covered in the insurance purchased by the landlord against loss, theft, and negligence.

V. INDEMNIFICATION

The tenant indemnifies the landlord and the property in accordance with the Release accepted today. Occupancy will not be allowed unless the Release is accepted.

VI. AMENDMENT

This agreement can only be changed or modified with the written consent or permission from both the landlord and the tenant.

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VII. GOVERNING LAW

This agreement shall be governed under the laws of the State of Colorado. This rental agreement is subject to all applicable federal, state, and local laws, including health and safety codes, alcoholic beverages control laws, disability laws, federal anti-terrorism laws and regulations, and the like.

VIII. COVID INFORMATION

See attached summary of COVID-19 Requirements: This contract is specifically subject to the requirements of the State of Colorado as well as Grand County. If you have any questions or concerns, please feel free to contact: jicgrandcounty@gmail.com

IX. CONTACTS

Property Contact Information:

General Partner: Jim Hackstaff	Manager: Donald Hackstaff
Phone: 303-619-2914	Phone: 303-808-6867
Email: jh@hackstafflaw.com	Email: donal dhackstaff@gmail.com

Local Contact Information:

Local Resident: Amber Butterfield	Local Resident: Ron Tinkum
Phone: 303-246-5688	Phone: 561-420-6031
Email: amber.l.butterfield@gmail.com	Email: mucknit@msn.com

Emergency Contact Information:

GRANBY FIRE DEPARTMENT
PHONE (NON-EMERGENCY): 970-887-3380
PHONE EMERGENCY: 911

GRANBY HOSPITAL (MIDDLE PARK HEALTH)
PHONE: 970-887-5800

GRAND COUNTY SHERIFF
PHONE: 970-725-3343

GRAND OUTLOOK AT ANTLER BASIN RANCH – GENERAL POLICIES

- Rates are subject to 6% sales and lodging tax or any other assessed governmental fees.
- A credit card must be kept on file for future charges, including any damages done to the Property during your stay.
- The remaining rent and taxes shall be due and will be automatically applied to the credit card on file. An additional damage fee will be charged upon check out if the Property is damaged during your stay.
- Refunds due to emergency-related cancellations shall be exclusively the decision of Antler Basin Ranch.

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- For late check-out, please ask and we will try to accommodate you if it is possible. A \$200.00 per hour fee for late check-out will be automatically charged unless prior arrangements have been made.
- **BE CONSIDERATE OF NEIGHBORS.**

GUEST POLICIES:

- Waiver and Release of Liability Requirement: An accepted Release of Liability form is required from all persons over the age of 18 staying on the Property or engaging in activities on the Property.
- Antler Basin Ranch is a private property. All rentals are considered short-term rentals. A copy of Antler Basin Ranch's short-term rental permit will be sent to Renter upon request.
- **NO SMOKING OUTDOORS OR USAGE OF FIRE PITS WHATSOEVER IF GRAND COUNTY HAS RESTRICTIONS IN PLACE PROHIBITING SAME. CALL (970) 887-0745 FOR INFORMATION.**
- Property, such as furniture and bedding, is not to be moved outdoors without the consent of Antler Basin Ranch.
- Firearms shall not be used on the Property unless Renter obtains Antler Basin Ranch's prior consent.
- Use of the Property for trail bikes, camping, 4wheeling, and ATVing is permitted but subject to consent and discretion by Antler Basin Ranch and subject to any county ordinances and State and Federal laws.
- No food, trash, grills, or food containers shall be left outside over any night or in cars. Such shall be stored and watched in the trailer. **THIS IS BEAR, COUGAR, AND VARMINT COUNTRY.**
- **ALL TRASH REMOVAL SHALL BE THE RESPONSIBILITY OF THE RENTER.**

THE GRAND OUTLOOK ADDITIONAL TERMS

1. Access.

Renter's rights and privileges under this Agreement, including the right to have access to, and use the Property, are subject, as a condition precedent, to Renter's continued compliance with these Standard Terms. Antler Basin Ranch shall have access to the Property at all times. Renter shall not restrict or impede Antler Basin Ranch's access to the Property.

2. Sound and Lighting.

Antler Basin Ranch shall have the right to limit the use of lighting and sound from any source within the Property, including, but not limited to, lamps, light fixtures, illuminated signs, televisions, stereos, speakers, amplifiers, radios and any other electronic devices.

3. Decorations.

Renter shall not make any additions or alterations in or to the interior or exterior of the Property or to the fixtures, furnishings and equipment therein, and shall not install, place or cause to be placed within the Property any nails,

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hooks, tacks, screws or other devices into parts of the Property, or the fixtures and furnishings placed therein, or otherwise affix anything thereto, without the prior written consent of Antler Basin Ranch.

4. Miscellaneous.

This Agreement shall be governed and construed in accordance with the laws of the State of Colorado.

This Agreement contains the entire agreement of the Parties with respect to the matters provided for herein and shall supersede any written instrument or oral agreement previously made or entered into by the parties hereto.

5. Force Majeure.

A party will be relieved of its obligations under this Agreement in the event that the performance of those obligations by that party is made illegal, abnormally difficult, impractical or impossible as a result of any event beyond the reasonable control of that party. Events that are beyond the reasonable control of a party may include, but shall not be limited to, Acts of God, war, terrorism, strikes, lockouts or other restraints of labor, embargoes, fire, flood, explosion, sale of the Property, necessary and essential construction, arrest or seizure under legal process, casualties, outbreak of infectious disease, national emergency or by any other emergency which that party could not reasonably control or circumvent (each, an event of "Force Majeure").

6. Damages.

In no event shall Antler Basin Ranch be liable for special, indirect or consequential damages resulting from any breach of this Agreement or any other action or inaction by Antler Basin Ranch, regardless of whether such liability arises in breach of contract or warranty or tort, including negligence, strict or statutory liability, or any other cause of action.

The sole remedy of the Renter on any claims resulting from a breach of this Agreement or in the event of any other liability under breach of contract, warranty, or sounding in tort or strict liability shall be limited to the total rental rate paid by Renter under this Agreement.

By completing their reservation online, the Renter acknowledges and understands the above information, rental rates, payment, cancellation, and refund policy. THE GRAND OUTLOOK reserves the right to make changes at any time regarding procedures, and policies.

The undersigned hereby agreed that both parties read the agreement and acknowledge it. The parties shall execute the rental agreement electronically – binding the parties to the same degree as a handwritten signature.