

This lease, dated _____, between

Black Bear Cabins, Inc.
1978 E. Boggs Mountain Rd.
Tiger, Ga. 30576

AND

LESSEE: _____
staying _____
ADDRESS: _____
CITY, STATE, ZIP _____
Initial _____
TELEPHONE: _____

No. of people

Pets? _____
Please

1. The Term of this lease shall be from _____, through _____, checking out _____.
2. The PREMISES are located at: 1978 E. Boggs Mountain Rd., Tiger, Ga. 30576
3. The RENT is payable as follows:
 - _____ balance payable by _____ (which includes \$65.00 cleaning fee)
 - _____ deposit in a separate check, which will be shredded if the cabin is left in the exact condition that it was in when you first arrived. (See #7)
 - Pets are allowed ONLY if pre-arranged prior to your stay with fee and refundable deposit. Each pet is _____ per day. There is an additional deposit of _____ for your pet(s) that is refundable if the cabin has no damage and is left in the exact condition that it was in when you arrived, including cleaning the yard where your dog has been. Place in a plastic bag and put in trashcans outside. DO NOT leave pet(s) alone in cabin unless crated while you are away. Pets may not be on furniture or on beds. It is nearly impossible to remove pet hair from the above and you could lose your deposit because of it.

RESTRICTIONS: NO SMOKING IN CABIN. Fireplace may not be used from April 15 through Sept. 21. Any trash must be taken to the two large trashcans at the upper driveway, where there is a trash enclosure. Do not leave any trash outside---those pesky critters will scatter trash everywhere if trash is left out!

ACCOMODATIONS: A queen log bed, and a pull out sleeper sofa queen size on the main floor, and a king size cannonball bed in the bedroom upstairs and a fullsize bed in the loft on the second floor. We provide sheets and towels for home use. You will need to bring towels for your water activities outside the cabin.

If you are renting the guest cabin, you are required to bring your own bedding--two twins and 1 set of queen sheets--and blankets, bring any trash up and take to the trashbin, and straighten cabin before leaving.

MAXIMUM NUMBER OF OCCUPANTS: The cabin is to be occupied by no more than eight (8) persons, and three (3) vehicles, unless prearranged.

LESSOR will not rent to vacationing students or singles under 25 years of age unless accompanied by parent or an adult guardian approved by the LESSOR.

LESSEE assures the LESSOR that the tenants will observe all conditions and terms of this lease as to maintaining the premises in good order. LESSOR will be responsible for any damages or theft. Please report any damage at check-in or upon occurrence by leaving a message at 706-490-2009. Our housekeeper checks the property after you check-out to insure property is left in good order. If there are damages or cabin is left in a dirty state, than LESSEE will lose their deposit and your credit card will be charged.

LESSEE agrees to indemnify and save LESSOR or agent for, harmless from all liability, loss or damage arising from any nuisance or harm made or suffered on the leased premises by the LESSEE, tenants, or guests or from any carelessness, neglect, or improper conduct of any persons entering, occupying or visiting the leased premises.

We make every effort to keep the equipment and appliances in working order. Agents, authorized employees or repairmen may enter the premises during business hours for the purposes connected with repair, care, or maintenance of 1978 E. Boggs Mountain Rd., Tiger, Ga. 30576. We will do our best to have any malfunction repaired quickly. THERE CAN BE NEITHER A DISCOUNT GIVEN NOR REFUND MADE BASED UPON EQUIPMENT OR APPLIANCE FAILURE.

In the event of cancellation, a refund of rental fees will be made only to the extent that a replacement LESSEE can be found to occupy the vacated time reserved under the contract, minus a \$100.00 processing fee.

LESSEE may not let, sublet, or assign this lease for all or any part of the premises without prior consent of the LESSOR.

Early termination of a rental period by the LESSEE does not supersede the original reservation agreement.

LESSEE is aware that Karen Tucker is a licensed Georgia Realtor.

Key is in green lockbox on the door. The code is: _____ (We will send you the code by e-mail.) Upon departure, key must be put back in lockbox, or you will lose your deposit.

NOTE: On day of check-out, please run dishwasher, and place wet towels in the bathtub on the first floor. Check-out is at 10:30 am.

There is a list of things to do prior to your departure to protect your deposit and other things of interest on the refrigerator. Please read them carefully.

LESSEE: _____ DATE _____

LESSOR: _____ DATE _____

ENJOY THE PEACE AND SERENITY OF NATURE, AS YOU MAKE THE MOST OF EACH DAY IN BEAUTIFUL AND SERENE RABUN COUNTY, GA. We are truly honored to have you as our guests, and hope you will tell your family and friends. We look forward to your return!

DIRECTIONS:

Traveling on 441, heading north, pass Tallulah Gorge and go 6.8 miles and turn right on E. Boggs Mountain Rd. Go up the mountain 1.3 miles and stay to the left. Go .7 miles down the mountain, past the green mailbox, to the open gate on the right. Turn into the driveway and stay to your right and continue up to the parking area.

If you love our cabin, it is for sale at \$315,000., some furnishings to remain. It is on three acres. For an additional \$75,000. , the two acres below has a guest cabin, garage, and patio area that is very unique and fun.