

EXHIBIT A

COACHES CORNER RV PARK

RV PARK RULES & REGS

LOCATION: 103 HARGROVE ROAD EAST AT THE INTERSECTION OF 2ND AVENUE E & HARGROVE ROAD EAST

CAMPING DURATION: PLEASE CALL WITH YOUR ANTICIPATED ARRIVAL AND CHECK IN BEFORE ENTERING THE PARK FOR PARKING SITE & PARKING PASS AT THE ABOVE NUMBER. RVs MAY REMAIN ON SITE BETWEEN GAMES IF PASSES ARE PURCHASED FOR CONSECUTIVE GAMES.

SPACES: POWER, WATER & SEWER ARE FURNISHED AT ALL PARKING PADS. PARKING IS ON ROCK PADS. SPACES ARE 25'+ WIDE BY 35' TO 50' DEEP AND MOST CAN ACCOMMODATE TOWED VEHICLES.

APPLICATION & PAYMENTS: CALL COACHES CORNER AT 954-608-0311 OR 205-722-2048 FOR AVAILABILITY AND APPLICATION OR DOWNLOAD APPLICATION AT COACHESCORNERRVPARK.COM. COMPLETE AND SIGN THE APPLICATION AND THE EXHIBIT A SIGNATURE PAGE. MAIL THE APPLICATION WITH YOUR CHECK MADE PAYABLE TO COACHES CORNER TO 101 HARGROVE ROAD E TUSCALOOSA, AL 35401.

CANCELLATION: CANCELLATIONS MUST BE IN WRITING AND THE REQUEST DATE IS BASED ON THE POSTAL STAMPED DATE OR DATE OF EMAIL: **SEASON PASSES**- DEPOSITS ARE 100% REFUNDABLE BEFORE APRIL 30TH, 75% REFUNDABLE BEFORE MAY 31TH. THERE IS NO REFUND AFTER MAY 31TH. **GAME PASSES** (IF AVAILABLE)- 50% IF MORE THAN 4 WEEKS BEFORE THE GAME. NO REFUNDS IF LESS THAN 4 WEEKS BEFORE THE GAME.

GENERAL RULES & REGULATIONS: FAILURE TO ABIDE BY OUR RULES AND REGULATIONS SHALL CONSTITUTE A DEFAULT FOR WHICH YOU MAY BE REMOVED FROM THE PARK WITHOUT A REFUND AND NOT BE ALLOWED TO RETURN.

1. **USE OF PREMISES.** LESSEES SHALL USE THE LEASED PREMISES EXCLUSIVELY AS A PLACE TO PARK THEIR RECREATIONAL VEHICLES AND TOWED VEHICLES. LESSEES SHALL USE THE LEASED PREMISES IN ACCORDANCE WITH THE RULES AND REGULATIONS. LESSEE SHALL NOT UTILIZE THE LEASE PREMISES IN ANY WAY WHICH VIOLATES ANY LAW. PLEASE REFRAIN FROM EXCESSIVE ALCOHOL USE, LOUD MUSIC, SHOUTING CHANTS OR ANY BEHAVIOR THAT WOULD DISTURB OTHER CAMPERS OR OUR LOCAL NEIGHBORHOODS FROM REASONABLE QUIET ENJOYMENT. ABUSERS WILL BE ASKED TO LEAVE THE PARK, FORFEIT ANY UNUSED RENT AND NOT BE ALLOWED TO RETURN TO OUR PARK. OUR QUIET TIME STARTS AT 10 PM. **OUTSIDE MUSIC MUST BE TURNED OFF NO LATER THAN 11 PM.**

2. **PETS** ARE WELCOME BUT **MUST BE KEPT ON A LEASH** & WEAR AN ID TAG WHEN OUTSIDE THE RV IF THEY SHOW SIGNS OF AGGRESSION. IF A DOG SHOWS SIGNS OF AGGRESSION THEN THE PET WILL NOT BE ALLOWED TO REMAIN IN THE PARK. **PLEASE PICK UP AFTER YOUR PET**, PLACE DROPPINGS IN A BAG AND DISPOSE IN THE DUMPSTER. BRING YOUR PETS VACCINATION PAPERS IN THE EVENT SOMEONE IS BITTEN.

ANYONE CAUGHT NOT PICKING UP AFTER A PET MAY, AT LESSOR'S DISCRETION, BE BANNED FROM BRINGING THE PET TO THE PARK. IF PICKING UP AFTER YOUR PETS IS TOO MUCH OF A HASSLE FOR YOU TO DO THEN DON'T BRING THE PET.

3. **PORTABLE FIRE PITS** ARE WELCOME. **DO NOT HAVE OPEN PITS** ON THE GROUND IN THE GRASS AREA OR ON THE ROCK PADS AS THIS KILLS THE GRASS FOR FUTURE CAMPERS AND/OR MAKES A MESS ON THE ROCK PARKING PADS OR WHEN THE GRASS IS CUT.

4. **DUMPSTERS:** PLEASE BAG ALL TRASH AND CHARCOAL RESIDUE AND PLACE IN THE DUMPSTER. DUMPSTERS ARE LOCATED BEHIND THE ALA POWER SUB STATION AND IN THE REAR OF THE PARK BY THE OLD SEWER DUMP. **IF A DUMPSTER IS FULL, PLEASE GO TO ANOTHER DUMPSTER TO DISCARD YOUR TRASH.**

5. **ARLINGTON RENTALS DOES NOT ASSUME ANY LIABILITY OR RESPONSIBILITY** FOR PROPERTY OR VEHICLES IF DAMAGED, LOST OR STOLEN. RV OWNERS ARE FULLY RESPONSIBLE FOR THEIR VEHICLES AND THEIR CONTENT. **DO NOT LEAVE VALUABLES OUTSIDE YOUR RV AT NIGHT UNLESS YOU CAN SECURE THEM. PLEASE, LOCK YOUR VEHICLES.**

6. **GUESTS ARE WELCOME.** HOWEVER, **PARKING IS AT A PREMIUM** AND WE MUST LIMIT EACH LEASED LOT TO NO MORE THAN 2 VEHICLES PER RV LOT. **IF ADDITIONAL PARKING IS NEEDED THERE WILL BE A \$10 PER CAR FEE PER GAME**, PLEASE CONTACT MANAGEMENT FOR PARKING PASSES AND DISPLAY THEM ON THE REAR VIEW MIRROR OR ON THE DASH. PARKED CARS WITHOUT A PERMIT ARE SUBJECT TO BEING TOWED. MAXIMUM OF 12 PEOPLE PER SITE INCLUDING VISITORS.

7. **IF YOU LEAVE ITEMS IN THE GRASS AREA** AROUND YOUR CAMPER, THE LAWN CREW WILL NOT BE RESPONSIBLE FOR THOSE ITEMS AND MAY NOT CUT THERE. IF THE LAWN CREW CAN'T CUT AROUND YOUR CAMPER THEN IT WILL BE UP TO YOU TO CUT THE GRASS. IF YOU DON'T KEEP YOUR AREA CUT AND CLEAN THEN THE LAWN CREW MAY DISCARD ITEMS LEFT IN THE GRASS AREA THEN CUT.

8. **PLEASE DO NOT LEAVE SLIDES OUT WHEN THE RV IS LEFT UNATTENDED MORE THAN A DAY.** THIS RESTRICTS THE ABILITY OF THE LAWN CREW TO PROPERLY CUT & TRIM GRASS.

9. **ALTERATIONS & IMPROVEMENTS.** LESSEE SHALL NOT MAKE, NOR CAUSE TO BE MADE, ANY ALTERATIONS, ADDITIONS, OR IMPROVEMENTS TO THE LEASED PREMISES, NOR INCUR ANY EXPENSE FOR THESE MATTERS, WITHOUT THE PRIOR WRITTEN CONSENT OF

LESSOR. LESSEES SHALL NOT ENTER INTO ANY CONTRACT(S) ON BEHALF OF LESSOR THAT PERMITS ANY ALTERATIONS, ADDITIONS, OR IMPROVEMENTS TO, ON, OR IN THE LEASED PREMISES, OR ANY PART OF THE LEASED PREMISES, OR FOR ANY WORK TO BE DONE OR MATERIALS TO BE FURNISHED ON OR TO THE LEASED PREMISES, OR ANY PART OF THE LEASED PREMISES. ANY AND ALL IMPROVEMENTS AND ALTERATIONS BECOME THE PROPERTY OF ARLINGTON RENTALS AND LESSEE WAIVES ALL RIGHTS AND ANY OWNERSHIP OF THE IMPROVEMENT OR ALTERATION AND WAIVES ALL RIGHTS OF RECOVERY FROM ANY AND ALL EXPENSES.

10. DAMAGE TO PREMISES. IF LESSEE DAMAGES THE LEASED PREMISES POWER, WATER OR SEWER STRUCTURES, THEN LESSEE SHALL FULLY REIMBURSE LESSOR FOR REASONABLE REPAIRS WITHIN 30 (THIRTY) DAYS OF LESSOR'S INVOICING SAID REPAIRS.

11. DEFAULT. IF LESSEE SHALL DEFAULT IN THE PAYMENT OF RENT OR IN THE OBSERVANCE, PAYMENT, OR PERFORMANCE OF ANY OF THE OTHER PROVISIONS, TERMS, OR CONDITIONS OF THIS LEASE, OR IF ANY CONDUCT OF LESSEE, OR MEMBERS OF THEIR FAMILY, FRIENDS, OR GUESTS SHALL BE OBJECTIONABLE, IN THE SOLE AND EXCLUSIVE DETERMINATION OF LESSOR, LESSOR MAY, AT ITS OPTION, IMMEDIATELY REENTER AND TAKE POSSESSION OF THE LEASED PREMISES AND REMOVE FROM THE PREMISES ALL PERSONS, VEHICLES, AND PROPERTY, USING ALL LEGAL NECESSARY MEANS TO DO SO, LESSEE WAIVING ANY AND ALL CLAIMS OF ANY KIND WHICH LESSEE MIGHT HAVE AGAINST LESSOR FOR DAMAGES ON ACCOUNT OF SUCH ACTION. IF LESSOR ELECTS TO TERMINATE THIS LEASE FOR THE ABOVE REASONS, LESSEE AGREES TO IMMEDIATELY SURRENDER AND DELIVER UP POSSESSION OF THE LEASED PREMISES TO LESSOR. IF LESSEE REMAINS IN POSSESSION 1 (ONE) DAY AFTER TERMINATION OF THIS LEASE, LESSEE SHALL BE GUILTY OF FORCIBLE DETENTION OF THE LEASED PREMISES AND SUBJECT TO ALL CONDITIONS AND PROVISIONS ABOVE NAMED, AND TO EVICTION AND REMOVAL, FORCIBLE OR OTHERWISE, AT ANY TIME THEREAFTER, WITH OR WITHOUT PROCESS OF LAW. SHOULD LESSEE BE IN DEFAULT OR ABANDON THE LEASED PREMISES AND LESSOR ELECTS TO TERMINATE THE LEASE, LESSOR SHALL BE ENTITLED TO RECOVER FROM LESSEE AND LESSEE SHALL BE LIABLE TO LESSOR AS OF THIS DATE OF ELECTION FOR THE GREATER OF THE STIPULATED RENT PROVIDED FOR IN THIS LEASE AND THE THEN FAIR AND REASONABLE RENTAL VALUE OF THE PREMISES FOR THE BALANCE OF THE LEASE TERM. IF LESSOR TERMINATES THE LEASE DUE TO LESSEE'S DEFAULT, LESSEE SHALL NOT RECEIVE ANY REFUND. LESSEE SHALL FURTHER DEFEND, INDEMNIFY, AND HOLD LESSOR AND LESSOR'S AGENTS HARMLESS FROM ANY AND ALL CLAIMS, DEMANDS, ACTIONS, CAUSES OF ACTION, DAMAGES, FINES, FEES, TAXES AND/OR EXPENSES (INCLUDING ATTORNEY FEES AND LITIGATION COSTS) OF EVERY KIND AND NATURE, IN CONTRACT, TORT, OR OTHERWISE, DIRECT OR INDIRECT, PAST, PRESENT OR FUTURE, KNOWN OR UNKNOWN, WHICH MAY ARISE FROM OR RELATED TO THIS AGREEMENT, ANY BREACH OR DEFAULT IN THE TERMS OF THIS LEASE, OR ARISING FROM ANY ACT, OMISSION, FAULT, OF LESSEES OR LESSEES' AGENTS, AND FROM AND AGAINST ANY AND ALL COSTS, REASONABLE ATTORNEYS' FEES, EXPENSES AND LIABILITIES INCURRED ON OR ABOUT SUCH CLAIM OR ANY ACTION OR PROCEEDING BROUGHT ON SUCH CLAIM. IN CASE ANY ACTION OR PROCEEDING SHALL BE BROUGHT AGAINST LESSOR BY REASON OF ANY SUCH CLAIM, LESSEE, ON NOTICE FROM LESSOR, SHALL DEFEND THE ACTION OR PROCEEDING AT LESSEE'S EXPENSE BY COUNSEL APPROVED IN WRITING BY LESSOR. ON BEHALF OF LESSEE AND LESSEE'S AGENTS, LESSEE VOLUNTARILY ASSUMES ALL RISKS WHICH MAY ARISE BY THE PRESENCES, USE OR OCCUPANCY AT COACHES CORNER, THE LEASED PREMISES.

12. TAXES. ALL PASS THROUGH TAXES FROM THE CITY, COUNTY OR STATE OF ALABAMA WILL BE ADDED TO THIS LEASE AGREEMENT FEE STRUCTURE.

13. WAIVER. LESSOR'S FAILURE TO ENFORCE ANY PROVISION OF THIS LEASE AGREEMENT SHALL NOT BE DEEMED A WAIVER OF THE ENFORCEMENT OF THAT OR ANY OTHER PROVISION, NOR SHALL ANY ACCEPTANCE OF A PARTIAL PAYMENT OF RENT BE DEEMED A WAIVER OF LESSOR'S RIGHT TO THE FULL AMOUNT OF THE RENT.

14. ATTORNEY FEES; EXPENSES. LESSEE SHALL PAY AND DISCHARGE ALL COST, EXPENSES, AND ATTORNEY FEES INCURRED BY LESSOR IN CONNECTION WITH ENFORCING THE OBLIGATIONS OF LESSEE UNDER THIS LEASE, INCLUDING THE PAYMENT OF RENT, THE RECOVERY OF POSSESSION, OR THE ENJOINING OF ANY ACT OF LESSEES CONTRARY TO THE PROVISIONS OF THIS LEASE, OR ENFORCING THE RIGHTS OF LESSOR IN AND TO THE LEASED PREMISES.

15. ASSIGNMENT; SUBLEASE. LESSEE SHALL NOT ASSIGN OR SUBLEASE THIS LEASE OR ANY INTEREST IN THIS LEASE WITHOUT PRIOR WRITTEN CONSENT FROM LESSOR. IN THE EVENT OF A SPOUSAL DEATH, THE LEASE MAY BE TERMINATED AND A PRO RATA REIMBURSEMENT WILL BE MADE OR THE SURVIVING SPOUSE MAY ELECT TO SUB LET WITH THE CONSENT OF THE LESSOR

16. INDEMNIFICATION & ASSUMPTION OF RISK. LESSEE, ON BEHALF OF LESSEE ON BEHALF OF HIMSELF AND /OR HERSELF, , AS WELL AS HIS/HER FAMILY, AGENTS, SERVANTS, EMPLOYEES, GUESTS, INVITEES, &/OR CONTRACTORS, (LESSOR'S AGENTS) SHALL DEFEND, INDEMNIFY, AND HOLD LESSOR, AND ITS REPRESENTATIVES HARMLESS FROM ANY AND ALL CLAIMS, DEMANDS, ACTIONS, CAUSES OF ACTION, DAMAGES, FINES, FEES, AND/OR EXPENSES (INCLUDING ATTORNEY FEES AND LITIGATION COSTS) OF EVERY KIND AND NATURE, IN CONTRACT, TORT, OR OTHERWISE, DIRECT OR INDIRECT, PAST, PRESENT OR FUTURE, KNOWN OR UNKNOWN, WHICH MAY ARISE OUT OF OR RELATED TO THIS LEASE, USE OR OCCUPANCY OF THE LEASED PREMISES BY LESSEE OR LESSEE'S AGENTS.

17. NOTICES. ALL NOTICES SHALL BE IN WRITING AND DELIVERABLE TO LAST KNOWN EMAIL OR US POSTAL MAIL ADDRESS.

18. SEVERABILITY. IF ANY PROVISION OF THIS LEASE SHALL BE HELD INVALID OR UNENFORCEABLE, THE REMAINING TERMS AND PROVISIONS OF THIS LEASE SHALL NOT BE AFFECTED AND SHALL BE ENFORCEABLE TO THE FULLEST EXTENT PERMITTED BY LAW.

19. ENTIRE LEASE. THIS LEASE SUPERSEDES ANY PREVIOUS ORAL OR WRITTEN AGREEMENT AND CAN ITSELF BE SUPERSEDED BY FUTURE DOCUMENTS VERIFIED BY SIGNATURE DATES.

20. CHOICE OF LAW, JURISDICTION AND VENUE. THIS BEING THE SOLE CONTRACT BETWEEN THE LESSOR AND LEASEE HAS BEEN DRAFTED, NEGOTIATED AND EXECUTED IN THE STATE OF ALABAMA. ALL TERMS, CONDITIONS, RIGHTS AND DUTIES OF THE PARTIES UNDER THIS LEASE SHALL BE GOVERNED EXCLUSIVELY BY THE SUBSTANTIVE AND PROCEDURAL LAWS OF THE STATE OF ALABAMA. EACH PARTY AGREES AND CONSENTS THAT ALL CLAIMS, DISPUTES, CONTROVERSIES, ACTIONS OR PROCEEDINGS ARISING DIRECTLY, INDIRECTLY OR OTHERWISE IN CONNECTION WITH THIS AGREEMENT SHALL BE LITIGATED IN THE CIRCUIT COURT OF TUSCALOOSA COUNTY, ALABAMA OR IN THE US DISTRICT COURT FOR THE NORTHERN DISTRICT OF ALABAMA, WESTERN DIVISION, AND HEREBY IRREVOCABLY CONSENTS TO THE PERSONAL JURISDICTION OF AND VENUE IN SUCH COURTS, AND WAIVES ANY AND ALL JURISDICTIONAL AND VENUE DEFENSES THAT SAID PARTY OR PARTIES MAY HAVE TO INSTITUTION OF SUCH AN ACTION IN SUCH COURTS. THE PARTIES FURTHER AGREE NOT TO COMMENCE ANY LAWSUIT ARISING FROM OR RELATED IN ANY WAY TO THIS AGREEMENT, THE HOME OR CONSTRUCTION OR RENOVATION OR HABITABILITY THEREOF, EXCEPT IN ONE OF THESE COURTS. ANY PROCEEDINGS COMMENCED IN STATE OR FEDERAL COURT ARISING IN CONNECTION WITH THIS AGREEMENT OR ANY EXHIBIT HERETO, INCLUDING BUT LIMITED TO THE NEGOTIATION OF THIS AGREEMENT, SHALL BE TRIED BEFORE AND DECIDED BY A JUDGE WITHOUT A JURY, AND EACH PARTY EXPRESSLY WAIVES ANY RIGHT TO HAVE SUCH PROCEEDINGS DETERMINED BY TRIAL BY JURY.

21. SURVIVAL. THE REPRESENTATIONS, WARRANTIES, AND INDEMNITIES CONTAINED HEREIN SHALL SURVIVE THE EXPIRATION OR TERMINATION OF THIS LEASE AND THE DISCHARGE OF ALL OTHER OBLIGATIONS OWED BY THE PARTIES TO EACH OTHER.

22. HEADINGS. THE HEADINGS APPEARING IN THIS LEASE ARE INSERTED ONLY AS A MATTER OF CONVENIENCE AND IN NO WAY DEFINE, LIMIT, CONSTRUE OR DESCRIBE THE SCOPE OR INTENT OF ANY ARTICLE OR SECTION OF THIS LEASE.

23. VOLUNTARY EXECUTION. THE PARTIES HEREBY DECLARE THAT THE TERMS OF THIS LEASE AND EXHIBIT HERETO HAVE BEEN FULLY AND COMPLETELY READ AND ARE FULLY UNDERSTOOD AND VOLUNTARILY ACCEPTED. THE PARTIES HEREBY DECLARE THIS LEASE AND EXHIBITS HERETO HAVE BEEN EXECUTED AFTER EACH PARTY HAS HAD THE OPPORTUNITY AND SUFFICIENT TIME TO FREELY DISCUSS AND REVIEW THIS LEASE AND EXHIBITS HERETO WITH INDEPENDENT COUNSEL OF HIS/HER OWN CHOOSING.

24. AUTHORITY. EACH INDIVIDUAL EXECUTING THIS LEASE ON BEHALF OF AN ENTITY PARTY REPRESENTS AND WARRANTS THAT HE/SHE IS DULY AUTHORIZED TO EXECUTE AND DELIVER THIS LEASE ON BEHALF OF SAID PARTY IN ACCORDANCE WITH A DULY ADOPTED RESOLUTION OF THE DIRECTORS, PARTNERS, MEMBERS, AND/OR SHAREHOLDERS OF SAID PARTY (AS THE CASE MAY BE), AND THAT THIS LEASE IS BINDING UPON SAID PARTY IN ACCORDANCE WITH ITS TERMS.

25. YOUR SUBMITTED APPLICATION AND PAYMENT ACKNOWLEDGES YOUR WILLINGNESS AND INTENT TO ABIDE BY THESE RULES.

26 IF YOU RENEW YOUR ANNUAL LEASE OR COMMIT TO A NEW GAME CONTRACT, THE TERMS AND CONDITIONS OF THE LAST SIGNED AGREEMENT CARRIES FORTH AS OUTLINED IN THE LATEST RULES & REGS POSTED ON THE WEB PAGE.

PLEASE REVIEW THE RULES & REGS BEFORE EACH VISIT AS THEY ARE SUBJECT TO CHANGE

I, _____, ON THIS _____ OF _____, 20__ DO HEREBY ACKNOWLEDGE THAT I HAVE RECEIVED AND REVIEWED A COPY OF AND AGREE WITH THE RULES AND REGULATIONS OF COACHES CORNER RV PARK.