

SEASONAL CAMPSITE AGREEMENT

THIS AGREEMENT BETWEEN

SSINVEST Northern Developments Inc.

hereinafter referred to as the 'Owner' of the first part,

AND

Jason and Carolyn

hereinafter referred to as the 'Camper', of the second part;

In consideration of the rents, covenants and agreements, hereinafter contained on the part of the Camper and the Owner each agree with the other as follows:

1.01 TERMS

The Owner does grant permission onto the Camper to occupy, for and during the term of **3 months** commencing on or after the **1st day of June 2010 and ending August 31st of the same year**, all those certain premises known and described as **Lot number** of Wawaitin Holiday Park (hereinafter referred to as the 'Park'), being part of summer resort location AL940 or RY386, Township of Thorneloe, City of Timmins, District of Cochrane, hereinafter referred to as the "Leased Campsite", which forms part of a Provincially licensed tourism facility with an "operating season" from May 1st to October 31st each year.

1.02 RENEWAL

There is no right of renewal of this Agreement. There is no right to reoccupy a campsite leased the previous year. Camping lot assignments are made at the complete discretion of the Owner.

1.03 TERMINATION AND WAIVER OF TERMS

Upon breach of any of the express terms and conditions contained in this agreement, the Owner may, at his sole discretion and in addition to any other remedies, terminate this Agreement, and upon receipt by the Camper of 'Notice of Cancellation', this Agreement shall be null and void and the camper shall forthwith vacate the Leased Campsite removing therefrom all his possessions, however, failure of the owner to insist, in one or more instances, upon the compliance and performance by the Camper of any of the terms and conditions of this Agreement shall not be construed as a waiver of the future performance of any such term or condition and the obligation of the Camper shall continue in full force and effect.

2.01 FINANCIAL PAYMENTS

The Camper agrees to pay in cash to the owner, his heirs, executors, administrators, successors and assigns, the sum of **\$1,500.00 + taxes, to be paid** by the Camper to the Owner together with a \$200 refundable security deposit, upon execution of this Agreement and prior to occupancy by the Camper of the Leased Campsite.

Parking of a second personal automobile on the leased campsite is permitted conditionally upon the Camper purchasing a seasonal pass for same and paying the Owner an additional sum of \$60.00.

Storage of watercraft (ie. parking, beaching and docking), and of personal vehicles (ie. automobiles ATV's, boat trailers, etc.) are not permitted without the express consent of the Owner; the Camper hereby agrees to pay all other additional fees related to these and other activities listed in the current rates for Park services.

The Camper agrees to pay any and all lot levies, and or user fees assessed by the local municipality in connections with the Camper's use of the leased campsite.

2.02 REFUNDS

Under no circumstances is the Camper entitled to refunds from the Owner under this Agreement.

3.01 REPRESENTATIVES

The parties of the first and second part agree that for the purpose of this Agreement, the Camper and Park Management are the designated representatives and they may deal with each other in respect to all matters arising under this Agreement; different representatives may be appointed by providing notice.

3.02 NOTICE

Any notice required to be given by the Camper and Owner one to the other, shall be in writing and shall be deemed to be served by them when personally delivered or sent by registered mail to the owner at P. O. Box 595, Timmins ON P4N 7E7, to the camper at 404 Louise Ave., Timmins ON P4N 7Y6 and in the later case notice shall be deemed to have been received the third business day after the date of mailing.

3.03 INSPECTIONS

Any authorized representative of the Owner or agent of Park Management may exercise the right to enter, at any reasonable time and without notice, the Leased Campsite to inspect the lands and premises occupied under this Agreement.

3.04 ELECTRIC APPLIANCES

Appliances not part of original equipment typically installed by the trailer's manufacturer such as freezers, hot plates, space heaters, additional refrigerators, etc., are not permitted under any circumstances without the specific written consent of the Lessor. Except barbecues, no other appliances are to be kept or used outside the camping unit;

4.01 ASSIGNMENT

The Camper will not assign, convey, or otherwise transfer any interest and obligation of this Agreement, in whole or in part, without the express written consent of the Owner.

4.02 END OF TERM

At the termination of this Agreement, the Camper will restore the leased campsite to a state and condition similar to that at the commencement of the term, including compliance with environmental standards and obligations, as may be in place or imposed, and regulated by any Municipal, Provincial, or Federal Government Agency.

5.01 COMPLIANCE

The Camper assumes full responsibility for assuring that he, his family and guests, if any, at all times comply with any and all applicable federal, provincial, municipal, and Park rules regulations, laws, orders, and statutes.

5.02 CEASE AND DESIST

The Camper will not do or permit anything to be done to or on the Leased Campsite or permit anything to be kept thereon which may be annoying to the Owner or which the Owner may deem to be a nuisance or a hazard and in the case of the Owner reasonably advising the Camper that the Camper's property, activity or process is a nuisance or a hazard to the Owner, the Camper will immediately abate such nuisance or hazard.

6.01 INDEMNIFICATION

The Camper agrees to protect, indemnify, and save harmless the Owner its representatives and agents from and against all claims, demands costs actions, causes of actio, expenses, legal fess and or whatsoever which may be taken or made against them or any of them for any loss, damage or injury, including death, of any nature or kind whatsoever arising out of or in consequence of any act, neglect or omission of the Camper, his family and invited guests in connection with the performance of this Agreement.

6.02 PROTECTION

The Camper will keep in effect, during the entire term of this Agreement and at his sole cost and expense, liability and property damage insurance with respect to the Leased Campsite and the Camper's chattels thereon, and save and hold harmless the Owner from any damages, suits, or other liabilities arising from any loss whatsoever and however caused, including but not limited to the interruption of water sewage, electric services, and the his use in general of the said Leased Campsite other property of the Owner and infrastructures associated with the Park.

7.01 TITLE AND PROPERTY RIGHTS

This Agreement is not intended to and shall not be construed to vest in the Camper any title or property rights in the real estate or fixtures belonging to the Owner now located on the Leased Campsite and elsewhere in the Park

7.02 TENANCY

The Camper agrees and understands that he is a 'registered seasonal guest' and that the Landlord and Tenant Act of Ontario is not applicable under this Agreement.

8.01 HEADINGS

The parties hereto agree that the headings in this Agreement do not form part of the Agreement and shall be deemed to be inserted for convenience and reference only.

8.02 GRAMMAR

The parties hereto agree that the words importing the singular number only shall include the plural, and vice versa, and words importing the masculine gender shall include the feminine gender, and words importing persons shall include firms and corporations and vice versa;

8.03 APPENDIX

The Owner and Camper agree that Appendix "A" to this Agreement and thereto attached, forms part of this Agreement as if fully incorporated herein.

9.01 OBLIGATION

The parties hereto agree and when there are two (2) or more Campers bound by the same covenants herein contained, their obligation shall be joint and several.

9.02 CONTINUANCE

Subject to any limitations contained in this Agreement on the right of the camper to assign this Agreement, the Owner and the Camper hereto agree that this Agreement shall be binding upon and ensure to the benefit of the Owner, the Owner's heirs, successors and assigns and the Camper and the Camper's heirs, successors and assigns.

The parties hereto have executed this Agreement.

SIGNED, SEALED and DELIVERED each in the presence of each other: IN WITNESS whereof I have hereunto set my hand and seal: I have authority to bind for the Company

PER

OWNER; SSINVEST Northern Developments Inc.

May1, 2010

CAMPER(S)' ACKNOWLEDGEMENT: I/We have read, understand and agree to abide by the terms of this Agreement, the attached Appendix "A" to the Agreement, and seasonal pass(es); Further, I/We have received literature outlining Park etiquette, campfire instruction and lake safety.

(Seal)

CAMPER'S NAME: Jason

May 1, 2010

(Seal)

CAMPER'S NAME: Carolyn

May 1, 2010

APPENDIX "A"

Camping units must be licensed and maintained in a roadworthy condition; the Camper must be able to remove the camping unit from the Leased Campsite within 24 hours notice from Park Management (ie. fire hazard, etc.).

Changing campsites is not allowed without the pre-approval of Park Management. Moving to a prime lot will require an additional payment; under no circumstances is the Lessee entitled to a refund under this agreement;

The use of all terrain vehicles is restricted during quiet hours (11:00PM to 7:00AM). Should safety, noise or other issues render the practice a nuisance the privilege will be revoked permanently;

The maximum floor area of a camping unit must not exceed 40 square metres.

The Camper must locate his camping unit on the Leased Campsite to the satisfaction of Park Management.

Except for self propelled camping units (ie. motorhomes), trailers are not to be removed from the Leased Campsite without prior notice to Park Management being given.

The camper is not permitted to loan, sub-lease, rent, or enter into shared leasing agreements with other persons; this Agreement, the seasonal pass, and additional vehicle passes, if any, are not transferrable.

The seasonal pass authorizes only one licensed automobile and one travel trailer or one self propelled camping unit on the Leased Campsite; other types of camping units will not normally be considered acceptable.

One additional personal automobile is allowed provided the Camper purchases an additional seasonal pass for same (see sec. 2.01(b) of the Agreement).

Additional persons, family or guest vehicles which are staying in the Park overnight must register and pay the applicable yearly fee'.

The maximum number of persons authorized to occupy (stay overnight) on the Leased Campsite shall not exceed six (6) unless such persons comprise a single family unit of parents and their children (these people are registered on the seasonal pass issued to the Camper).

The Camper is at all times responsible for the conduct of his family and guests while in the Park and shall ensure that all conditions of the season pass and this Agreement are complied with.

Beaching of small personal watercraft is allowed with the permission of Park Management, however, private docking or storage space must be purchased.

Additional structures such as decks, trailer skirting, sheds, fences, gardens, flower beds, etc. are not permitted. Except barbecues, no other appliances are to be kept outside the camping unit.

A maximum of one (1) cubic metre of fire can be stored in the Leased Campsite; chain saws and tree cutting are not allowed within the Park.

Waste water, sewage, grey (sink - shower) water may only be disposed of at the Park's transfer station or in the sewer hook-up at the services base on the Leased Campsite. This Agreement will be cancelled if discharge and is carried out in any other manner.

Weather and other conditions permitting, water, sanitary, and electric "services" will be provided during the "operating season", however, these services and other Park facilities may be limited prior to June 1st and after October 1st each year.

Campers on a seasonal pass are subject to the same Park rules and regulations as seasonal residents and registered guests. Please familiarized yourself and instruct family and guests on Park etiquette regarding noise, litter, quiet hours and visitor departure by 11:00pm, fire restrictions, water safety, etc.

SEASONAL
CAMPSITE
AGREEMENT

WAWAITIN
HOLIDAY PARK

LOT #

EFFECTIVE June 1, 2010
FOR A TERM
3 Months

Mr.
&
Ms.