

CAMP BROOKSIDE ENVIRONMENTAL EDUCATION CENTER

SAMPLE Mess Hall and Kitchen Lease

THIS LEASE is made and entered on _____ by and between the United States Department of the Interior, acting through the National Park Service, an agency of the United States of America (Lessor), and _____ (Lessee).

WITNESSETH: That the Lessor and Lessee, in consideration of their mutual promises set forth herein, agree to enter into a lease of certain real property located within the boundaries of Camp Brookside Mess Hall pursuant to 36 C.F.R. Part 18 and under the following terms and conditions:

7. Term of Lease. The term of this lease shall be for a period of ____ days, commencing on _____ and expiring on _____.
8. Description of the Premises. The leased property (Premises) is described as follows:

Camp Brookside is a seasonal island in the New River, located at 309 North Mullens Road, Hinton WV 25951. The island is bordered to the west by the New River, the south by a mill slough, the east by a mill slough and active railroad line, and the north by a mill slough and the neighboring town of Brooks. The island is a total of 32.6 acres comprised of a developed area and a larger, wooded, undeveloped area.

Camp Brookside Mess Hall rental includes use of the Mess Hall/ Administrative Building and use of the caterer's kitchen. Caterer's Kitchen is defined as use of oven, refrigerator, freezer, microwave, and sink only. Lessees utilizing the caterer's kitchen must provide their own cooking, serving and dining equipment. Caterer's kitchen does not include use of any plates, cups or silverware. For use of full commercial kitchen, an additional kitchen fee must be paid.

Commercial kitchen rental fee includes the use of all kitchen equipment, including but not limited to: oven, stovetop, refrigerator, freezer, microwave, sink, dishwasher, coffeepot, washer, dryer, toaster, and all cooking and serving equipment, to include plates, cups, bowls and utensils.

Mess Hall rental includes the shared use of designated parking area and affiliated grounds. Affiliated grounds include the developed area surrounding Camp Brookside Mess Hall, including the shared use of the Brookside Trail and does not authorize the use of any wooded, undeveloped areas on Brookside Island.

9. Use of the Premises. The Lessee may utilize the Premises only for the following purposes:

Camp Brookside Mess Hall may be used as a day facility for meetings, gatherings and educational use. Mess Hall use may not exceed occupant load of

70 people for education use with fixed seating. With no fixed seating for assembly use, Mess Hall use may not exceed occupant load of 200. Mess Hall kitchen may not be used to prepare any food items to be consumed outside of National Park Service property.

10. Rent. The Lessee shall pay to the Lessor rent in the following amounts:

The Camp Brookside Mess Hall rental rate is \$110.50 per day.

The Commercial Kitchen Fee is \$100.00 per day.

11. Park Area Conditions. This Lease is subject to the following special conditions:

See Exhibit B for lease Policies and Procedures.

12. General Terms and Conditions. This Lease is subject to the General Terms and Conditions contained in Exhibit A to this lease, the Policies and Procedures contained in Exhibit B and the Key Policy and Assignment indicated in Exhibit C, hereby incorporated by reference.

IN WITNESS WHEREOF, _____, an official of the National Park Service, acting on behalf of the United States, in the exercise of the delegated authority from the Secretary of the Interior, as Lessor; and the Lessee have executed this Lease by proper persons thereunto duly authorized as of the date heretofore written.

LESSOR

THE NATIONAL PARK SERVICE

By _____

LESSEE

By _____

Title _____

Attest _____