

Key Due: NOON _____, _____, 20____
DATE MONTH YEAR

For safety reasons please provide a local physical address
and/or phone number for the person who will know you are back safe!

Physical Address _____ Friend/Relative Phone _____

UPPER LAKE RENTAL AGREEMENT

Must be signed and returned to:

**Skagway Recreation Center
P.O. Box 868
Skagway, Alaska. 99840**

Fax: (907)983-3202
Phone: (907) 983-2679
Email: reccenter@skagway.org

*****For Office Use Only*****

September 16 – April 30 Days: _____ X \$10.00= _____

May 1 – September 15 Days: _____ X \$35.00= _____

SKAGWAY RESIDENT: Days: _____ X \$20.00= _____

TOTAL AMOUNT DUE: _____

REQUIRED DEPOSIT: Key and Garbage/Security

\$50.00 PD _____

Rented To: _____

Address: _____

Phone: _____ Cell: _____

Fax: _____ Email: _____

Rental Dates: Date In: _____ Date Out: _____

Number of People in Party _____

PAYMENT

May 1 to September 15= **\$35 per night** *SKAGWAY RESIDENT: **\$20 per night**

***Skagway residents must show a valid Alaska ID with local address**

September 16 to April 30= **\$10 per night**

\$50 refundable KEY AND GARBAGE/SECURITY deposit: **Unless other arrangements are made with staff members, the key must be returned to the SRC within 24 hours of the last day of rental check out time (12 noon) or key deposit will be forfeited. If the key is not returned by 12 noon the day after rental, an attempt will be made to reach the renter at their contact information. If contact cannot be made, the Skagway Police Department will be notified. The key deposit will be returned if the circumstances are determined to be Emergency related. IN ADDITION: In an effort to keep the Upper Lake Cabin and surrounding area both safe and pristine the \$50 deposit will be kept for a period of one week. Leaving the cabin in poor condition and/or not packing out garbage may result in the loss of your deposit.**

Payments must be made in US funds by personal check, cash and money order. A separate check or money order for the key deposit of \$50 should also be included with your payment and this will be refunded upon return of the key within 24 hours post cabin rental. Reservations will not be confirmed on the schedule until payment is received. You will not receive any refund if a cancellation notice is received 4 calendar days or less before your reservation date. No-shows, early departures, or cancellations after the scheduled arrival date are not entitled to a refund. Cancellations before 5 or more days

CLEANUP

You are responsible for packing out everything that you brought in with you. Please leave the cabin and the surrounding area clean and clear of all trash.

FISHING REGULATIONS

Lessee (cabin renter) agrees to abide by the existing State of Alaska Fish and Game regulations governing the area. It is your responsibility to acquaint yourself with these regulations.

CARE AND OPERATION OF THE CABIN FACILITIES

Lessee agrees to properly care for the cabin, the surrounding facilities and the equipment rented with the cabin. Lessee agrees to restrict its use to only those people included in this rental agreement. **PLEASE TREAT THE CABIN AS IF IT WERE YOUR OWN!** Lessee agrees to abide by all Cabin Rules and City of Skagway regulations governing this area. Keep all garbage secured inside the cabin.

ALTERATIONS

Lessee shall not without prior written consent of Lessor make any alterations, additions or improvements to the cabin facilities and any of its rental equipment. **LEAVE THE CABIN IN THE SAME CONDITION YOU FOUND IT.** Do not hammer nails into the walls, build shelving, or move any furniture or fixtures outside of the cabin or off the attached property.

DAMAGES

The Lessee or anyone included in the Lessee's party shall pay for any loss or damage caused to the Upper Dewey Lake cabin and attached facilities, and Lessor shall be the sole judge as to the condition of said cabin and facilities after the Lessee's party leaves. Abuse, neglect, damage of any kind, including abnormal wear is the sole responsibility of the Lessee.

HOLD HARMLESS

No conditions expressed or implied are part of this agreement unless noted hereon and signed by both parties. The Lessee of the cabin hereby agrees to indemnify and defend Skagway Recreation Center, and hold Skagway Recreation Center harmless from all claims, demands, suits, judgments, actions, costs, and expenses, including actual attorney's fees, arising from or in any way connected with any damage or injury resulting in death, to persons or property resulting from the use or operation of the cabin and equipment. Lessee shall promptly notify Lessor of any accidents, injuries or damages incurred by, involving, or caused by the cabin facilities and its equipment.

WAIVER OF DEFECTS/DISCLAIMER OF ALL WARRANTIES

The cabin facilities and equipment are being leased "**AS IS, WHERE IS**", with no representations or warranties of any kind related to the equipment including but not limited to, warranties against patent or latent defects in the material, workmanship, construction or capacity of the cabin and its equipment. Any warranties as to fitness for particular purpose or merchantability are expressly disclaimed. Lessee acknowledges that there have been no express warranties, guaranties, promises or representations concerning this cabin and its equipment.

MISCELLANEOUS

All notices relative to this agreement shall be mailed to every member's respective address above shown or any later address last known to sender. The law of the State of Alaska shall apply to any action involving or related to this agreement. Venue for any action arising out of or relating or pertaining to this agreement shall be in state court in the First Judicial District, State of Alaska, at Skagway. In the event that a court or other tribunal is called upon to construe the provisions of this agreement the court or tribunal shall not apply the rule of construction that a contract is to be construed against the party who cause the contract to be drafted.

**Every member of the group must be listed on this agreement. Only those listed below are authorized to enter into the Upper Dewey Lake Cabin.
Maximum of 8 people.**

Signature _____ Date: _____
SRC Representative

Printed Name _____
SRC Representative

Signature _____ Date: _____
Group Representative

Printed Name _____
Group Representative

Name of Persons in Party:

UPPER DEWEY LAKE CABIN USE RULES

Note: Unauthorized use of and willful damage to the cabin are violations of both State and Borough laws and regulations. Violators are subject to a fine of up to \$50,000 and/or 5 years imprisonment. Violations should be reported immediately to the Skagway Police Department (983-2232). Be certain to have your receipt with you while using the cabin.

1. Cabin permits are issued for noncommercial purposes to anyone 18 years of age or older.
2. A maximum number of 8 persons can occupy the cabin under a single permit.
3. A permit day begins at 12 noon on the assigned day and ends at 12 noon the following day.
4. **Refundable KEY AND GARBAGE/SECURITY deposit: Unless other arrangements are made with staff members, the key must be returned to the SRC within 24 hours of the last day of rental check out time (12 noon) or key deposit will be forfeited. If the key is not returned by 12 noon the day after rental, an attempt will be made to reach the renter at their contact information. If contact cannot be made, the Skagway Police Department will be notified. The key deposit will be returned if the circumstances are determined to be Emergency related. IN ADDITION: In an effort to keep the Upper Lake Cabin and surrounding area both safe and pristine the \$50 deposit will be kept for a period of one week. Leaving the cabin in poor condition and/or not packing out garbage may result in the loss of your deposit.**
5. **The oil-heating stove provided in the cabin is for heating ONLY and uses No. 1 oil. In Canada this is referred to as ARCTIC STOVE OIL.** 5-10 gallons will burn about a week, depending on the time of year and weather. Renters must provide their own oil. Oil may be purchased at Petro Marine Services and requires a certified container that is approved for transporting fuel or they will not sell it. If you need a certified container the Rec Center has one that can be included in the Key/Garbage/Security deposit upon request. PLEASE CALL PETRO MARINE DIRECTLY for hours and details: (907)983-2259. Hours are seasonal and closed on weekends in the winter.
6. Firewood is not provided and open fires are not encouraged. This location is an ecologically sensitive environment and burning the scarce supply of fallen wood will only further damage this pristine area.
7. Water taken from lakes or streams, no matter how clear, should be boiled at least 5 minutes or treated to make it safe for drinking.

Camping Etiquette

1. Cabin users are required to PACK OUT ALL GARBAGE including unused food and fuel, and must PACK OUT empty fuel cans.
2. Gear must be packed and out of the cabin by 12 noon and the cabin must be left clean and orderly for the next group of renters.

The Upper Dewey Lake cabin is a modified A-Frame with an additional second floor sleeping loft, sleeping a maximum of eight people and includes:

- A table, benches, plywood bunks (without mattresses), oil heating stove, broom, and outhouse.
- The cabin does not have electricity, lighting, cook stove, bedding, or cooking utensils.
- It is wise to take your own sleeping bags, pads, cooking stove and fuel, pots, pans, plates, utensils, toilet paper, garbage bags, and insect repellent.

Safety

Weather may affect the length of your stay. Always prepare for the possibility of bad weather and an extended stay. Rain gear and warm clothing are essential; waterproof boots and extra food and clothing are recommended. Be cautious in bear country. The "Bear Facts" brochure will provide more information regarding camping and hiking in bear country. We recommend taking local maps, a compass, flashlight, waterproof matches, a strong knife, a first-aid kit, a space blanket, candles, flares, and personal protection such as bear repellent if you wish. A handheld VHF radio (**Channel 16 is the emergency channel**) may be useful to summon help in the event of an emergency. Cell phones may work if you have a direct line of sight to Skagway.

Reservation Information

Cabin reservations are available through the Skagway Recreation Center (SRC) at 455 13th Avenue, Skagway, AK 99840. You may contact the SRC at reccenter@skagway.org or 907.983.2679. Cabin reservations may be made up to 180 days in advance of the first day of requested use. Reservations are confirmed with payment. You can cancel or change your reservation by calling the SRC at the same phone number. One, and only one, change in a reservation (defined as a modification to the start or end date of your reservation) is permitted. A second change requires a cancellation of your original reservation and the booking of a new one. Reservations will not be confirmed on the schedule until payment is received. You will not receive any refund if a cancellation notice is received 4 calendar days or less before your reservation date. No-shows, early departures, or cancellations after the scheduled arrival date are not entitled to a refund. Cancellations on or before 5 days your scheduled arrival date for single night use will not be assessed a service fee.

Based on availability, a tentative reservation may be scheduled without payment; however, confirmation will not be granted until payment is received. Payment must be made in the form of cash, check or credit/debit. A separate check or credit authorization for the key deposit of \$50 should also be included with your payment and this will be refunded upon the key's return and garbage/security approval. Reservations may be made with short notice if cabin is available. I acknowledge that I have read and understood these rules:

Signature of Primary Renter

Date