



**Bethel Ministerial Association**  
Bethel Youth Camp and Conference Center  
12244 Bethel Camp Road  
Dale, IN 47523

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**LEASE AGREEMENT**

This Lease Agreement ("Agreement") is made this \_\_\_\_ day of \_\_\_\_\_, 20\_\_ by and between BETHEL MINISTERIAL ASSOCIATION, INC., an Indiana corporation ("BMA") and \_\_\_\_\_ ("Lessee").

The parties to this Agreement hereby agree to the following terms, covenants and conditions:

1. BMA agrees to lease to Lessee and Lessee agrees to lease from BMA the property described on the attached Exhibit A (the "Premises") in accordance with the terms of this Agreement.
2. The term of this Agreement shall commence at \_\_\_\_\_ on \_\_\_\_\_ and shall continue through \_\_\_\_\_ on \_\_\_\_\_ ("Rental Term").
3. Lessee agrees to pay to BMA as rent for the Premises the amount described as Rental Fees ("Rental Fees") on the Payment Schedule attached hereto as Exhibit B ("Payment Schedule").
4. Lessee further agrees to pay to BMA, in addition to the Rental Fees, the amount described as the Deposit ("Deposit") on the Payment Schedule. The Deposit shall be held by BMA to ensure reimbursement for expenses incurred by BMA in repairing any condition in or upon the Premises arising from Lessee's occupation of the Premises. All buildings, facilities, grounds, appliances and furnishings shall be in substantially the same condition as they were upon Lessee's arrival on the Premises. Following inspection by a BMA representative, a list of damages, shortages, work performed and expenses incurred by BMA in returning the Premises to its original condition will be provided to Lessee along with any balance remaining on the Deposit. In the event the Deposit is insufficient to cover such expenses, Lessee hereby agrees to make payment to BMA in the amount of the overage within thirty (30) days receipt of said list.
5. This Agreement shall be executed and the Rental Fees and Deposit shall be paid at least thirty (30) days prior to the commencement of the Rental Term. Payment must be made in the form of a cashier's check, money order or other certified funds made payable to BMA. There shall be no exceptions to this provision except as mutually agreed upon by the parties and evidenced by a separate amendment to this Agreement.
6. Lessee agrees to provide BMA with a certificate of insurance for medical, accidental and personal liability with adequate limits of at least \$300,000.00 and naming BMA as an additional insured. Lessee agrees to assume all liability for the persons present and activities conducted on the Premises

during the Rental Term. Lessee shall indemnify and hold BMA harmless from any and all claims, loss, costs, awards, damages, liabilities, expenses, civil suits, judgments and attorneys' fees as may result from any demands or claims, whether litigated or not, arising from any accident, injury, loss or occurrence on the Premises during the Rental Term, whether said demand or claim is settled without litigation or is awarded by a court of law. Should any claims be filed against BMA, Lessee agrees to provide said indemnity and defense at its own expense. Lessee shall present the certificate of insurance to BMA concurrent with a copy of this Agreement executed by an authorized representative of Lessee.

7. Lessee acknowledges that the Premises have been inspected and are acceptable in their present condition. Lessee agrees to return the Premises in good order and repair upon the expiration of the Rental Term. If the condition of the Premises changes prior to the commencement of the Rental Term, Lessee agrees to notify BMA immediately upon occupancy.

8. BMA is a religious organization and is leasing the Premises in furtherance of its mission. Lessee has received and agrees to honor and abide by the Statement of Faith of the Bethel Ministerial Association while occupying the Premises and at all times during the Rental Term.

9. Lessee shall not engage in any activity upon or within the Premises which constitutes a violation of any law or ordinance or which may cause an increase in the cost of insuring BMA's interest in the Premises.

10. Firearms, weapons, smoking, illegal drugs and alcohol are not permitted on the Premises at any time.

11. The seven (7) acre lake on the Premises may be used for fishing and boating only. Swimming is not permitted in the lake at any time.

12. With the exception of service animals, no animals of any kind shall be brought to or allowed on the Premises. In the event Lessee or one of its members requires the assistance of a service animal, Lessee shall inform BMA at least seven (7) days prior to the commencement of the Rental Term. Lessee shall bear full responsibility for any and all maintenance, care, activities or actions of any animals present on the Premises during the Rental Term.

13. In the event of a medical emergency on the Premises during the Rental Term, Lessee shall immediately notify BMA through the contact information listed below.

14. Lessee shall be responsible for supplying any and all household items necessary for occupancy of the Premises, including but not limited to paper towels, toilet paper, toiletries, food, kitchen supplies, concession supplies and trash bags.

15. Recreational Vehicle sites are available on the Premises and can be rented for a fee. Hookups are available for water and electrical service only. Sanitary disposal is neither available nor permitted on the Premises.

16. If any personal property of Lessee or its members is left upon or within the Premises upon the expiration of the Rental Term, Lessee hereby authorizes BMA to take possession of such property without liability to Lessee.

17. This Agreement sets forth the entire understanding of the parties. It may only be amended, modified or terminated by an instrument signed by the parties hereto. The invalidity of any provision of this Agreement shall not impair the validity of any other provision. If any provision of this Agreement is determined by a court of competent jurisdiction to be unenforceable, that provision will be deemed severable and the Agreement may be enforced with that provision severed or as modified by the Court.

18. This Agreement may be executed in any number of counterparts and each such counterpart shall be deemed an original and all such counterparts together shall constitute one agreement.

**BETHEL MINISTERIAL ASSOCIATION,  
INC., an Indiana corporation**

By: \_\_\_\_\_

Its: \_\_\_\_\_

IN CASE OF EMERGENCY, CONTACT:

\_\_\_\_\_  
Name

\_\_\_\_\_  
Telephone Number

**LESSEE:**

\_\_\_\_\_

By: \_\_\_\_\_

Its: \_\_\_\_\_

\_\_\_\_\_  
Street Address

\_\_\_\_\_  
City State Zip

\_\_\_\_\_  
Telephone Number

IN CASE OF EMERGENCY, CONTACT:

\_\_\_\_\_  
Name

\_\_\_\_\_  
Telephone Number

IN CASE OF EMERGENCY, CONTACT:

\_\_\_\_\_  
Name

\_\_\_\_\_  
Telephone Number

**EXHIBIT A**

The Premises are hereby described as follows:

“The North Half of the Southwest Quarter of Section Thirty-Five (35) Township Three (3) South, Range Seven (7) West, Containing Seventy-Two (72) Acres, More or Less.”

**EXHIBIT B**

**PAYMENT SCHEDULE**

Lessee shall pay to BMA the following sum pursuant to the rental arrangement as described below:

Premises:  
#\_\_\_\_\_ persons X \$\_\_\_\_\_/person X \_\_\_\_\_ days = \$\_\_\_\_\_

All-Weather Dormitory:  
#\_\_\_\_\_ persons X \$\_\_\_\_\_/person X \_\_\_\_\_ days = \$\_\_\_\_\_

[LIST EACH SPECIFIC BUILDING]:  
#\_\_\_\_\_ persons X \$\_\_\_\_\_/person X \_\_\_\_\_ days = \$\_\_\_\_\_

Recreational Vehicle Site(s) # \_\_\_\_\_:  
#\_\_\_\_\_ persons X \$\_\_\_\_\_/person X \_\_\_\_\_ days = \$\_\_\_\_\_  
#\_\_\_\_\_ RV units X \$\_\_\_\_\_/unit X \_\_\_\_\_ days = \$\_\_\_\_\_

Other (please describe below): \$\_\_\_\_\_

Total Rental Fees: \$\_\_\_\_\_

Deposit: \$\_\_\_\_\_

Balance Due: \$\_\_\_\_\_

An executed copy of this Agreement, the required certificate of insurance and payment of the balance in full should be sent at least thirty (30) days prior to the commencement of the Rental Term to:

Bethel Ministerial Association, Inc.,

c/o Reverend Phillip Frye, Treasurer

705 S. Fair Street

Champaign, IL 61821