

**Portsmouth Camp Meeting Association**  
**69 Hedly Street**  
**Portsmouth, Rhode Island**

THIS INDENTURE made this \_\_\_\_\_ day of \_\_\_\_\_ in the year of our Lord 20\_\_\_, witnesseth that the PORTSMOUTH CAMP MEETING ASSOCIATION (“Lessor”) does hereby lease, demise, and let unto \_\_\_\_\_ (“Lessee”) of \_\_\_\_\_, State \_\_\_\_\_ a certain lot of land in Portsmouth Camp, Portsmouth, Rhode Island, as defined by the Lessor and known as Lot No. \_\_\_\_\_ together with the right to use, at Lessee’s sole risk, the roads and walks in said Portsmouth Camp in accordance with the General rules provided to Lessee and to hold the same for the term of \_\_\_\_\_ year(s) or until the lease should be determined by mutual agreement or forfeited in accordance with the provisions hereinafter set forth. The Lessee is to pay therefore the following annual ground rent of \$500.00. The lessee shall pay all taxes assessed on the said personal property. The said rents, and taxes shall be paid on or before July 1<sup>st</sup> of each year.

The Lessor and Lessee hereby covenant and agree to the following CONDITIONS AND RESTRICTIONS for any breach of which this lease will be forfeited by the Lessee:

1. All buildings and/or structures of any kind on the property described above are to be considered as the PERSONAL PROPERTY of the lessee and shall not merge with the real estate, SUBJECT NEVERTHELESS to the following conditions and restrictions in so far as they are applicable to and/or constitute a lien on said personal property of the Lessee.
2. The said buildings and/or structures shall not be removed, sold, assigned, transferred, sub-let, or added to or changed in character other than required for normal maintenance of the property, except upon consent in writing by the Lessor; nor shall the Lessee suffer any strip or waste on the said buildings and/or structures.
3. All buildings and/or structures on the leased premises shall be kept in reasonable repair at all times by the Lessee, the Lessor to be the sole judge of the conditions of the property. If, by reason of the disrepair or otherwise, any building and/or structure shall become unsightly or unsafe in the opinion of the Lessor, the said Lessee, after one month’s written notice to the said Lessee, may repair or remove, said unsightly building and/or structure at the expense of the said Lessee.
4. Provided always, and these presents are upon the condition, that if any part of said rent shall be in arrears of 1 year, whether formally demanded or not; or if there shall be as provided above the breach of the Lessee of any of his/her agreements or covenants, the Lessor may re-enter upon any part of the said premises in the name of the whole, and thereupon this Lease shall determine in which event the buildings and/or structures with contents therein on the leased land shall become the property of the Lessor in fee simple without the payment of any further consideration.

- 5. The Lessor being purely a religious corporation, no conduct unbecoming its tenets will be permitted at any time in buildings and/or structures or anywhere on the grounds of the Lessor. The Lessor shall observe all rules and regulations contained in the printed notice entitled "GENERAL RULES" provided by Lessor.
- 6. The Lessor reserves the right to change or add to these conditions and restrictions after first giving notice in writing to the Lessee.

AND THE SAID LESSEE does promise to quit and deliver up the premises to the Lessor or its attorney, peaceably and quietly at the end of the term, in as good order and condition, reasonable use and wearing thereof, as the same now are, or may be put into the said Lessor, and to pay the rent, taxes and service charges as above stated, during the term, and for such further time as the Lessee may hold the same.

IN WITNESS WHEREOF, the said Lessee and Lessor have set their hands and seals the day and year first above written:

**LESSEE**

**LESSOR**

\_\_\_\_\_  
Lot No. \_\_\_\_\_

\_\_\_\_\_  
President, Portsmouth Camp Meeting Assn.

\_\_\_\_\_  
Lot No. \_\_\_\_\_

\_\_\_\_\_  
Secretary, Portsmouth Camp Meeting Assn.