



O'Brien County Conservation Board

4931 Yellow Ave
Peterson, IA 51047

712-295-7200
occb@obriencounty.iowa.gov
prairieheritagecenter.org



O'Brien County Conservation Board Seasonal Site Lease

This lease agreement is between the O'Brien County Conservation Board (the "Landlord") and I, _____, (the "Tenant"). This agreement will be referred to as the "Lease".

1. **Premises** The Landlord leases to the Tenant for recreational purposes only, Site _____, at _____, O'Brien County, Iowa. (the "Premises")
2. **Term of Tenancy** This Lease is for a period of 5 ½ months, beginning May 1, 2026, and ending October 15, 2026, unless terminated earlier pursuant to the terms of this Lease.
3. **Rent and Fees** Tenant may pay the full balance prior to May 1, 2026 or choose monthly payments due prior to the first day of each month. Fees are non-refundable. Fee schedule:
 - a. Dog Creek Park - \$450/month or \$2,200 annually
 - b. Douma Park - \$450/month or \$2,200 annually
 - c. Tjossem Park - \$450/month or \$2,200 annually
4. **Accessibility** Park roads are available for travel to and from campsite. Parking in designated areas only. Decks and storage units are not allowed.
5. **Utilities** The Landlord will be responsible for water, sewer (if applicable), and electrical usage. Garbage dumpsters are available in the campground for disposal use.
6. **Maintenance**
 - (a) The Landlord shall always maintain the site in good repair. The Landlord shall, at the Landlord's expense, maintain the site in a safe and habitable condition and comply with all laws, ordinances and regulations pertaining to the condition of the site. Mowing will be done as needed, weather permitting. Staff will not move objects or possessions to mow. (Please have picnic table on pad.)
 - (b) Tenant shall maintain the premises in a reasonable safe, serviceable, clean, and presentable condition, except as provided by Landlord in paragraph (a).
7. **Defaults** The tenant will be in default if the tenant does not fulfill any obligations or terms of this Lease by which the Tenant is bound. All rules and regulations of the O'Brien County Conservation Board apply to the Tenant. Eviction could apply if continued abuse happens. All fees will be forfeited.
8. **Assignment and Subletting** No assignment or subletting, either voluntary or by operation of law, shall be effective without the prior written consent of Landlord.

9. Liability Landlord assumes no liability for loss or damage to the property of the tenant caused by negligence, reckless or intentionally caused by tenant, agents, or invitees of the tenant or third parties not associated with the Landlord.

10. Surrender Upon termination of this lease, Tenant will surrender the premises to Landlord in good and clean condition, except for ordinary wear and tear or damage without fault or liability to Tenant. Failure to surrender and upon three-day notice to quit and surrender, Landlord may remove Tenant's property at the cost to Tenant.

11. General Provisions Governing Law: The laws of the state of Iowa govern this lease.
Entire Lease: This lease contains the final agreement of the parties.
Amendment: No amendments to this Lease will be effective unless it is in writing and signed by both parties.
Headings: The descriptive headings of the sections and subsections of this lease are for convenience only, and do not affect this Lease's construction or interpretation.

Landlord: _____ Date: _____

Mark Wilson, Director, O'Brien County Conservation Board

Tenant: _____ Date: _____

OFFICE USE ONLY
Payment Method: ☐ Monthly: May June July August September October (½) ☐ Annually

The O'Brien County Conservation Board, in the provisions of services and facilities to the public, does not discriminate against anyone on the basis of race, color, sex, creed, national origin, age, or disability. If anyone believes he or she has been subjected to such discrimination, he or she may file a complaint alleging discrimination with the O'Brien County Conservation Board or the Office of Equal Opportunity, US Dept. of Interior, Washington DC 20240. If you require special assistance for participation in our programs and services or to request information in an alternative format, please call the O'Brien County Conservation Board at (712) 295-7200.