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FACILITY LEASE AGREEMENT

LESSOR: Kenton Lands LLC dba Silverlake "The Family Place"

LESSEE: _____

CONTACT: _____

ADDRESS: _____

CITY, STATE _____ PHONE: _____

FACILITY ADDRESS: 301 Kenton Lands Rd. Erlanger, KY 41018

ROOMS:	Party Room:	Exclusive	____	Non-Exclusive	____	Excluded	____
	Small Pool:	Exclusive	____	Non-Exclusive	____	Excluded	____
	Large Pool:	Exclusive	____	Non-Exclusive	____	Excluded	____
	Bumper Boats:	Exclusive	____	Non-Exclusive	____	Excluded	____
	Hydrophobia Wall:	Exclusive	____	Non-Exclusive	____	Excluded	____
	Kid's Quest:	Exclusive	____	Non-Exclusive	____	Excluded	____
	Kid's Club:	Exclusive	____	Non-Exclusive	____	Excluded	____
	Kid's Zone:	Exclusive	____	Non-Exclusive	____	Excluded	____
	FunNastics:	Exclusive	____	Non-Exclusive	____	Excluded	____
	Basketball Gym:	Exclusive	____	Non-Exclusive	____	Excluded	____
	Steam/Sauna:	Exclusive	____	Non-Exclusive	____	Excluded	____
	Fitness Area:	Exclusive	____	Non-Exclusive	____	Excluded	____
	Aerobics Room:	Exclusive	____	Non-Exclusive	____	Excluded	____
	Lap Swimming:	Exclusive	____	Non-Exclusive	<input checked="" type="checkbox"/>	Excluded	____

Number of Lap Lanes _____

LEASE AMOUNT: Based on number of practices.

LEASE DEPOSIT: \$500.00

EVENT DATE: _____

TIME: From: _____ To: _____

COMMENTS: _____

Lessor leases to Lessee that part of the Facility set out above on the date and time set out above for the lease amount set out above.

The Lease Deposit shall be paid upon execution of the Facility Lease and shall be non-refundable but shall be a credit against the Lease Amount.

The balance of the Lease Amount shall be paid prior to the start of the Facility Lease.

Lessee shall not allow alcoholic beverages to be brought into the Facility nor shall Lessee permit smoking within the Facility. Breach of this provision may be grounds for termination of the Facility Lease and expulsion of Lessee and his/her/their invitees.

Lessor shall provide supervision of the Facility in accordance with its normal policy. Lessee understands that the Facility includes swimming pools, climbing areas and gymnastic equipment the improper use of which may cause the participant to suffer personal injury. Lessee agrees that Lessee and his/her/their invitees will comply with the rules and regulations of the Facility and the direction of the Lessor's staff as to the use of the Facility. Breach of this provision may be grounds for termination of the Facility Lease and expulsion of Lessee and his/her/their invitees.

Lessee agrees to indemnify and hold Lessor harmless from any claim, action, cause of action or suit, including reasonable attorney fees and costs of investigation and litigation arising from personal injury or property damage caused, in whole or in part, by the failure of Lessee or his/her/ their invitees to comply with the rules and regulations of the Facility or the direction of Lessor's Staff.

Lessee agrees that at the end of the Facility Lease that it will return to Lessor that part of the Facility, set out above as exclusive to Lessee, in the same condition as it existed at the start of the Facility Lease.

This Facility Lease represents the entire understanding between Lessor and Lessee and shall not be altered amended or modified except in writing and executed by Lessor and Lessee. No verbal statement or agreement shall be effective unless reduced to writing and executed by Lessor and Lessee.

Dated this _____ day of _____, 200____.

LESSOR:

BY: _____
(Silverlake Representative)

LESSEE:

BY: _____