Lease Dates: Check-In _____3pm/Check-Out_____11am.

This wedding agreement is entered into on _____by the:

"Lessor", The Caribbean Resort, 117 S Carroll St, Islamorada, FL 33036 and the

"Lessee", _____

- *"Lessee" is responsible* for all 14 homes rate charges including taxes on any stated houses listed: Harbor House, V6, B1, C1,C2 ,D1,D2,E1,E2,F1,F2,O1,O2, Bird of Paradise that are not occupied by guest(s) during the rental dates specified above; each home must be a **minimum of 3 (three) night stay.** Lessee is aware The Caribbean Resort owns and manages weekly and monthly rentals off site of which are not included in this lease agreement. "Lessee" responsible for any homes left unoccupied on resort main property.
- Check-In Age: 25 years old.
- *"Lessee" is responsible* for any damages done to the property or homes during the rental dates specified above and charges will be applied to credit card on file by guest(s) and/or "Lessee".
- *"Lessee" is aware* event will take place outdoors and will be required to hire their own event planner, caterer, entertainment, florist etc., and must provide "Lessor" with names and contact information of all Vendors entering the property as well as provide our office with Certificate of Liability Insurance up to $1 million USD. Lessee acknowledges that resort staff is not responsible for event planning and coordinating.
- *"Lessee" is responsible* for clean-up of wedding activities. Vendors must pick up all trash and remove trash off property within 24 hours of event. Vendors are required to use recycling bins when possible. No commercial cooking indoors. Tables, chairs, tent, etc. must be completely removed the morning after event by 12pm. Vendors to sign separate agreement with The Caribbean Resort.
- *Music: NO amplify music after 11pm.* Please note that all outdoor bands, amplified music, and entertainers on all approved commercial properties for Monroe County, FL are between the hours of 7am to 10pm Sunday through Thursday and 7am to 11pm on Friday and Saturday.
- "Lessee" is aware property owner resides on premises and docks boat in harbor.
- *Pool Area is open 8am to 10pm. No glass containers allowed.* Pool furniture is **NOT** to be moved.
- An off-duty Police Officer will be provided by the "Lessor".
- No Trespassing on Private Properties surrounding resort.
- **Site fee** is $9,500.00 plus 7.5% sales tax totalling $10,412.50 and due upon signing of this agreement and is **Non- negotiable, Non-refundable** if the reservation dates are cancelled.
- We *recommend* "Lessee" to purchase wedding/event insurance.
- The use of pyrotechnics must be approved by management 30 days prior to event. *Fire pits, Bonfires, Wish or Sky lanterns and Sparklers prohibited*.
- Artificial flower petals, confetti, rice are not permitted. Eco-Friendly options must be approved by management and must be cleaned up prior to Check Out.
- Guests attending event but not staying on property will need to be transported to resort via shuttle or other means. Parking is Limited. 2 Vehicles per unit rented permitted to park on site.
- *No Parking on Grass.* No blocking of main driveway.
- *Maximum number of guests for outdoor event: 90 guests.* Site fee is based upon 90 guest maximum.
- **Check-In time to property is 3:00 pm and Check-Out time is 11:00 am.**
- **50% Deposit per home at time of booking. Remaining Balance will be due 1 month prior to Check In.**
- ***Prohibited on Property: NO Pets or Emotional Support Animals, No jet skis, No inflatable beddings of any kind, No smoking inside of homes allowed.***

Lessee _____ date _____ TCR manager_____ date _____

Nights	Homes	Sale Price	Sub-Total
3	Fish Tail Palm	$525.00	$1,575.00
3	Jamaican Palm House	$950.00	$2,850.00
3	Malayan Palm North	$550.00	$1,650.00
3	Malayan Palm East	$400.00	$1,200.00
3	Canary Island Palm South	$600.00	$1,800.00
3	Canary Island Palm North	$600.00	$1,800.00
3	Princess Palm South	$600.00	$1,800.00
3	Princess Palm North	$600.00	$1,800.00
3	Hemingway House North	$650.00	$1,950.00
3	Hemingway House South	$650.00	$1,950.00
3	Royal Palm South	$1,500.00	$4,500.00
3	Royal Palm North	$1,500.00	$4,500.00
3	Harbor House	$750.00	$2,250.00
3	Bird Of Paradise	$450.00	$1,350.00

Sub Total:	$30,975.00
Sales Tax:	$2,323.13
Bed Tax:	$1,548.75
Lodging Total:	**$34,846.88**

Please review sign and date each page and return via fax to 305-664-2093.

Lessee _____ date _____ TCR manager_____ date _____

Site Fee is required upon signing this agreement.

Site Fee	$9,500.00
(*One Time Charge, Non-refundable*)	
Sales Tax 7.5%	+ $712.50
Total Site Fee	$10,412.50
Total Amount Due to Reserve Wedding Dates	**$10,412.50**

Payment Method: VISA MC Discover Amex

CC#_____ Exp. Date: _____ CVV Code: _____

Name on credit card: _____

Billing address of credit card _____

City_____ State_____ Zip code_____

Contact Details for "Lessee"

Names of "Lessee"_____

Address of "Lessee"_____

City_____ State_____ Zip code_____

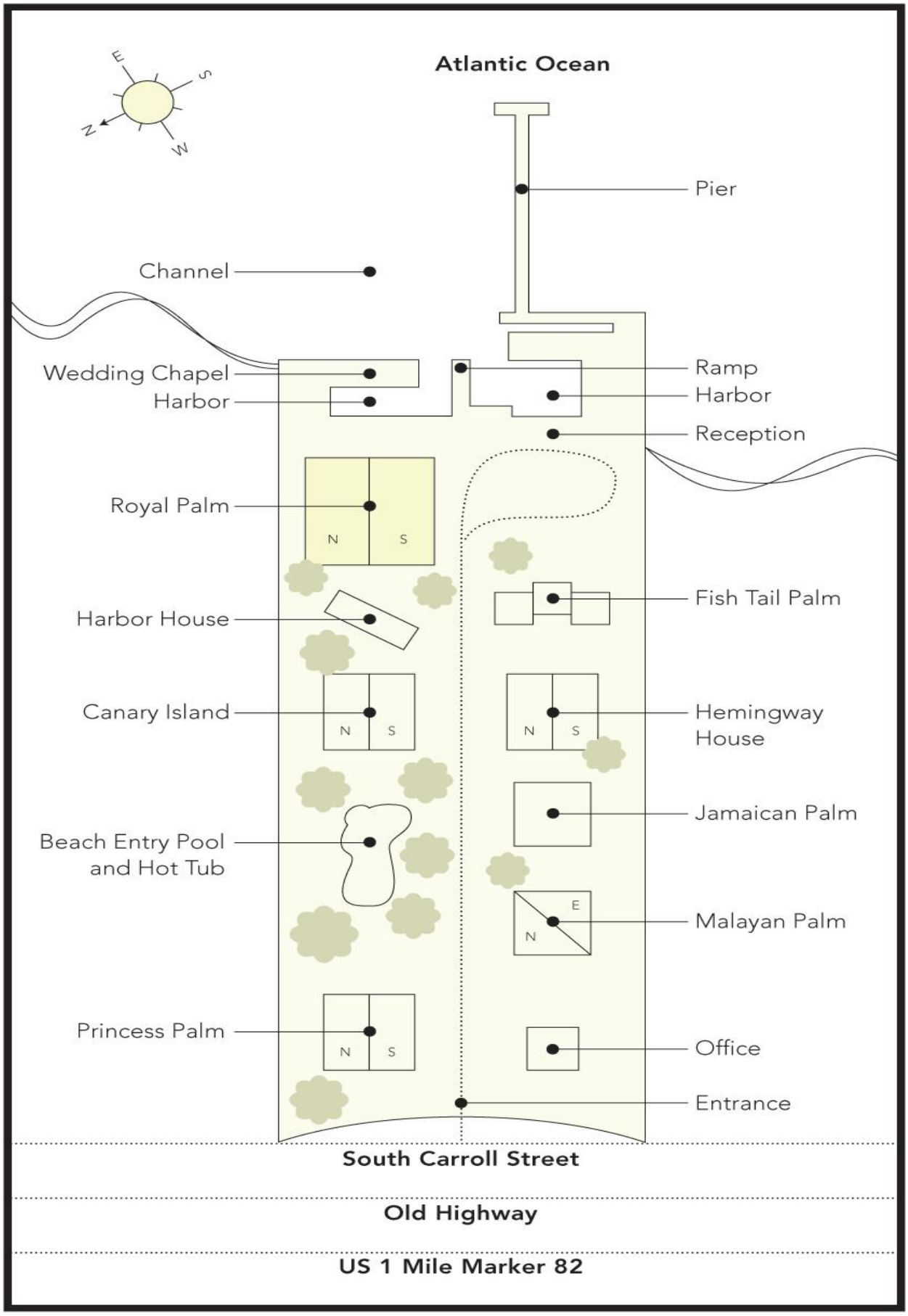
Email_____

Cell# _____ Cell# _____

Please give us a call if you have any questions at 305-664-2235.

Please review sign and date each page and return via fax to 305-664-2093.

Lessee _____ date _____ TCR manager_____ date _____


Atlantic Ocean
E
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Wedding Chapel
Harbor
Ramp
Harbor
Reception
Royal Palm
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Fish Tail Palm
Harbor House
Canary Island
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S
Hemingway House
Jamaican Palm
Beach Entry Pool and Hot Tub
E
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Malayan Palm
Princess Palm
N
S
Office
Entrance
South Carroll Street
Old Highway
US 1 Mile Marker 82