

GUEST RENTAL AGREEMENT

This Agreement ("**Agreement**") is between the guest ("**you**" and "**your**") and the owner of the property ("**Owner**") called Gunflint Lake Cabin located on Gunflint Lake, Minnesota ("**Property**"). The Owner has appointed PlansMatter ("**we**" or "**us**") to administer the contact on their behalf pursuant to an agreement between the Owner and PlansMatter.

Booking Terms

All bookings will be made via www.plansmatter.com ("**Site**"). Bookings are subject to availability and are provisional until a Notice of Confirmation has been sent to you by PlansMatter. Receipt of the booking fee will not constitute acceptance of a booking. Subject to any applicable law, the Owner reserves the right to refuse any booking for any reason.

A Notice of Confirmation will be emailed to you once the Owner has accepted your booking. This typically happens within 24 hours. In the event the Owner does not accept your booking, you will be given a full refund. As soon as you receive your Notice of Confirmation please check the details carefully. If anything is not correct please contact us immediately.

Payment Terms

Payment is accepted by debit and credit card. The total reservation cost plus any additional fees, such as for cleaning or taxes, are payable at the time of booking.

Cancellations

We recommend that you take out appropriate travel insurance at the time of booking. The cancellation policy for this Property is set forth on the Data Sheet attached to this contract as Exhibit A ("**Data Sheet**").

Communication

The primary method of communication with you will be via email. The Notice of Confirmation will be sent by email unless we agree, in writing, to provide this notice by other means. Please check your emails regularly and advise us of any change to your email address. We do not accept any responsibility for issues that arise as a result of you failing to check your email.

Check-in/ Check-out

Check-in and check-out times are specified on the Data Sheet. No early check-in or late check-out will be allowed unless approved in writing in advance by the Owner. Late check-out will result in your being assessed one (1) additional day of rent, in addition to any other losses sustained by the Owner as a result.

Our Commitment to You

We want you to have a fantastic stay. If you have questions or issues concerning the Property during your stay please notify PlansMatter immediately. We will strive to resolve issues as soon as possible with the understanding that many rentals are in remote locations. Property specific provisions and amenities are provided as outlined on the Site and the Data Sheet. You understand that we have made every effort to accurately describe and present the Property, but we shall not be liable for any inaccuracies in such presentation or description or any changes in the condition of the Property, the grounds, or any other portion of the Property. Final cleaning is included in the cost of your booking unless otherwise noted at the time of booking. While we will make every effort to supply electricity, water and, where indicated as provided, a wi-fi or internet service, we cannot guarantee their availability. We will send you directions and arrival instructions approximately one (1) week after your booking, to the email address used for the Notice of Confirmation. In

the event that you leave any personal property at the Property after your departure, please contact PlansMatter immediately. We will use reasonable efforts to assist you in retrieving the personal property, but cannot guarantee that such personal property will be returned.

Your Commitment to Us

By making the booking, you warrant that you (a) are over 18 years old; (b) are making the booking for your own use and not on behalf of any other person; (c) are authorized to make the booking under these terms and conditions by all other members of the party; (d) accept full responsibility for all persons who will use the Property; (e) accept full responsibility for making all payments due to us under this Agreement; and (f) have read all of the terms and conditions of this Agreement and understand that you will be bound by them.

Use of Property

You shall exercise due care in use and occupancy of the Property. By entering into this Agreement, you agree to (a) use all utilities reasonably, (b) behave lawfully at all times while you are on the Property; (c) not hold large parties at the Property; (d) avoid the use of loud music or other activities which could constitute a nuisance to occupants of surrounding properties; (e) not occupy the Property with more people than allowed per the Data Sheet; and (f) not permit any smoking or "vaping" at the Property. If it is determined guests have smoked or "vaped" inside the Property, PlansMatter will charge the guest credit card the cost to clean the Property. In addition, you undertake to keep the Property and its fixtures and fittings in the same state of repair as at the commencement of your stay (except for reasonable wear and tear). Any breakages or damages must be reported as soon as possible to PlansMatter. You will be charged for any damages to the Property.

Unless the Site specifies that a pet is allowed at a Property, or unless the Owner has pre-approved a pet, pets or animals of any kind are not allowed at the Property. Where dogs are allowed, only one dog is permitted per booking and that the dog is not allowed to sleep on the beds or furniture and is not to be left unleashed or un-attended in the Property.

You acknowledge that there may be closets or other locked storage areas in the Property, which are expressly reserved for Owner's personal property. You shall under no circumstances seek or gain access to any such Owner's closet or storage areas.

Should any cleaning be required following your stay in the Property which is more than would normally and reasonably be anticipated by us, the cost of such cleaning shall be charged to you.

You will ensure that any naked flames such as those of candles, grills, and fireplace are not left unattended and are properly extinguished when not in use. You will ensure that no fireworks or Chinese lanterns are used at the Property.

Responsibility for Damage

You are responsible for any damage, loss or injury caused to the Property, any of its contents, any lost or stolen items, or any excess cleaning required during the term of the booking. In the event that we confirm the existence of damage, you agree to pay the cost of repairing or replacing the damaged Property and/or damaged contents. The payment will be charged to and taken from any damage deposit paid by you, and/or the credit card on file. We reserve the right to make a claim under your homeowner's, renter's or other insurance policy related to any Property damage or loss that you may have caused or been responsible for.

Owner Access

We may have access to the Property during your stay. If we need to gain access, we will give you as much warning as possible (or in the case of a bona fide emergency, without notice).

Right to Evict

We reserve the right to immediately terminate the Agreement in which case you and any guests or invitees must immediately vacate the Property. The right to immediate termination will arise in any of the following circumstances:

1. If we reasonably believe that there was been a material breach of the Agreement;
2. If we reasonably believe that you, your guests or invitees are behaving in an unlawful manner;
3. If we reasonably believe that the behavior of you, your guests or invitees endangers the safety of others or is likely to cause damage to the Property;
4. Your occupancy of the Property exceeds the occupancy limits set forth on the Data Sheet; or
5. If we receive complaints of anti-social behavior or behavior that is likely to cause damage to the Property or surrounding properties.

If we exercise our right of immediate termination, we will have no liability to you or any member of your party, including without limitation the payment of any compensation to you or the payment of any costs or expenses incurred by you as a result of not being able to occupy the Property, such as the cost of an alternative lodging. We will have no further obligation to you, including, without limitation, finding alternative lodging for you.

Limitation of Liability and Damages

You acknowledge that you will be occupying and using the Property including, without limitation, any swimming pool or hot tub located on the Property, entirely at your risk and at the risk of members of your party. Neither PlansMatter nor the Owner is responsible for any bodily or personal injury, accident, death, property loss or damage, loss of physical or mental enjoyment, expense, cost or inconvenience directly or indirectly caused to you or to any member of your party, by or arising out of the use or occupation, or the condition of the Property or its approaches (collectively, the "Risks"). You expressly assume all such Risks. The fact that children may be permitted on the Property does not imply that the Property is without risk to children. You are responsible for supervising children at all times. To the fullest extent permitted by law you, on behalf of all members of your party and invitees, hereby release PlansMatter and the Owner from any liability for "fault."

In addition, you agree that neither PlansMatter nor the Owner shall have any liability for indirect, incidental or consequential damages of any type. If you or any member of your party or invitee has a claim against PlansMatter or the Owner with respect to, or arising from this Agreement or the use of the Property, the maximum liability in all circumstances will be the amount of money you have paid under this Agreement.

Hold Harmless

You agree to indemnify, defend and hold PlansMatter and the Owner harmless from and against all loss, liability, claims, judgments, damages, costs and expenses (including attorney fees) which may be incurred by PlansMatter or the Owner in connection with (a) any damage to persons, the Property or surrounding Properties that is caused by you, your guests or invitees; (b) any damage that results from the failure of you, your guests or invitees to abide by the terms of this Agreement; or (c) the enforcement of this Agreement.

Force Majeure

Except where otherwise stated in this Agreement, we shall not be liable for any change or cancellation which is a result of circumstances beyond our reasonable control and which we could not reasonably have foreseen, including but not limited to strike, lock-out, labor dispute, act of God, acts of terrorism, war, riot, civil commotion, malicious damage, compliance with a law or governmental order, rule, regulation or direction, accident, breakdown of plant or machinery, insolvency or bankruptcy of an Owner, fire, flood, snow and storm, exceptional weather conditions, difficulty or increased cost in obtaining workers, goods or transport and other circumstances affecting the supply of goods or services.

Severability

If any provision in this Agreement is deemed to be illegal, unenforceable or invalid for any reason, it shall be deemed to have been struck out and the remaining provisions shall survive and continue to be binding and enforceable.

No Waiver

Any failure by PlansMatter or by the Owner to enforce any provision of this Agreement at any time shall not be construed as a waiver of such provision and shall not affect our right to enforce such provision.

No Assignment

You may not transfer, assign or otherwise dispose of your interest in this Agreement without our prior written consent.

Exhibit A
Data Sheet

Property Name and Location

Gunflint Lake Cabin. Near Heston's Lodge on Gunflint Lake, Minnesota.

Maximum Occupancy

6 people.

Cancellation Policy

A sixty (60) day notice is required for cancellation. Cancellations that are made more than sixty (60) days prior to the arrival date will incur no penalty. Cancellations or changes that result in a shortened stay, or that are made less than 60 days prior to the arrival date, will cause forfeiture of the full advance payment. Any changes to reservations will be treated as cancellations unless otherwise authorized by Owner.

Check In / Check Out Procedure and Times

Check-in time is 3:00 P.M. (local time)

Check-out time is 2:00 P.M. (local time)

On day of arrival, a third party will prepare cabin and leave the cabin doors unlocked. Guests will leave cabin unlocked when they check-out.

Site Specific Owner Rules and Requests

1. Off-limits. Outboard motor and chain saw.
2. Fire restrictions. Lack of rain, warm temperatures and winds periodically create very high fire danger across Northern Minnesota. During these times the US Forest Service will issue increased restrictions on campfires, recreational fires and charcoal or wood-burning camp stoves. Please check with the US Forest Service before using.
3. Grills and fire-pit. There is one (very old) Weber grill on the property for guests to use. Please do not move the grill onto the deck. Please verify that there are no fire restrictions issued by the US Forest Service prior to using the grill or fire-pit.
4. Animals and outdoor/lake activities. If guests are away from the cabin or down by the water, they must close all doors (including the glass doors leading to the deck) lest animals enter.
5. Fireplaces. Please leave ashes in the wood stove. Firewood is stored at the site and there will be matches, starter sticks and wood inside by the woodstove
6. Water and Septic. With all septic systems, only human waste and toilet tissues may go in the toilet; no other items even if marked "flushable."
7. Noise and privacy. Although you travel through Heston's Lodge to access Gunflint Lake Cabin, remember that you are their neighbor and not their guest. Please respect the privacy of Heston's Lodge owners and all people staying at their facility.

Jurisdiction, Arbitration and Waiver of Jury Trial

All claims, disputes, causes of action or other matters in question of any kind or nature whether in law or in equity (including without limitation claims for bodily injury or death) arising out or relating to this Agreement and use or occupancy of the Property by you, your guests, and your or your guests' invitees (collectively "Claims"), shall be finally settled by binding arbitration in Minneapolis pursuant to the Commercial Arbitration Rules of the American Arbitration Association. You agree to the exclusive jurisdiction and venue of the state and (assuming subject matter jurisdiction) federal courts located in Hennepin County, Minnesota. EACH OF THE PARTIES HERETO IRREVOCABLY WAIVES ANY AND ALL RIGHT TO TRIAL BY JURY IN ANY LEGAL PROCEEDING ARISING OUT OF OR RELATING TO CLAIMS, THIS AGREEMENT, OR THE TRANSACTIONS CONTEMPLATED HEREBY.