

Comanche Springs Astronomy Campus General Conditions & Accommodation Building Rental Rules

Comanche Springs Astronomy Campus:

- 4187 FM 654, Crowell, Texas. The occupied portion of a 75 acre tract located in southwest Foard County, Texas, east of FM 654 in Section 3, Block X, T&NO RR Survey, Abstract 583, in Foard County, Texas, upon which the observatories and improvements are located, the entrance to which tract is clearly marked by signage.

Comanche Springs Astronomy Campus Accommodation Buildings:

- Small Bunkhouse Buildings
- Large Bunkhouse Buildings
- Family Cabin Buildings

General Conditions:

Our foremost obligation is to the programs of 3RF Sciences, LLC (3RF) and the security of the Comanche Springs Astronomy Campus. 3RF, or its designee, reserves the final right of approval for use of the Comanche Springs Astronomy Campus.

All groups renting one or more accommodation building in the Comanche Springs Astronomy Campus will provide the maximum number of participants attending to 3RF staff.

Rental of accommodation buildings in the Comanche Springs Astronomy Campus may be permitted during times that do not conflict with the functions of 3RF Sciences, LLC or its affiliates. 3RF has sole discretion in determining whether or not to rent buildings for any function and to any person or entity.

Accommodation Building Rental Rules:

- Execution of the Comanche Springs Astronomy Campus Accommodation Application will constitute an agreement to abide by the **Comanche Springs Astronomy Campus General Conditions & Accommodation Rental Rules**. Failure to comply with these rules will be considered sufficient grounds for refusal of further use of the Comanche Springs Astronomy Campus in the future.
- The Comanche Springs Astronomy Campus' buildings are rented "AS IS". Small bunkhouse buildings rent for \$100.00 per night, each. Large bunkhouse buildings rent for \$150.00 per night, each. Family cabin buildings rent for \$150.00 per night, each.
- Deposit, if any, is required upon confirmation of reservation. All fees are fully refundable up until 24 hours prior to check in time on the beginning of the rental, after that time, a cancellation fee may be applied.
- Check in time for accommodation buildings is any time after 3:00 P.M. on the day beginning the rental, and the check out time is 11:00 A.M. on the day ending the rental.
- 3RF Sciences, LLC reserves the right to cancel an accommodation building rental at any time, even when the rental is in progress, should the Renter, any guest, employee, or agent of the Renter violate any of the terms of the **Comanche Springs Astronomy Campus General Conditions & Accommodation Rental Rules**.
- The Renter will be responsible for, and reimburse 3RF Sciences, LLC for any damages to the Comanche Springs Astronomy Campus building, grounds or equipment.
- For group rentals, Renter is required to pay a **\$100.00** security deposit to 3RF Sciences, LLC. The security deposit will be held by 3RF to pay for any property damage or clean up fees, caused to the Comanche Springs Astronomy Campus by Renter or Renter's guest before, during, or after the rental of the building.
- Renter agrees to notify 3RF staff immediately of any damages, necessary repairs or unsafe conditions of any kind within the Comanche Springs Astronomy Campus.

- Within 7 days after the building rental, 3RF Sciences, LLC will return unused deposit or send notice to the Renter of any damage incurred on the Comanche Springs Astronomy Campus and will detail the amount of damage caused or loss incurred. In cases of group deposit, if the damage or loss is less than the security deposit, 3RF will refund the security deposit, less the amount of damage or loss, to Renter. If the damage or loss exceeds the security deposit, or no deposit is received prior to rental, Renter will, within 10 days after receipt of the notice, make payment by check, money order, or credit card to 3RF Sciences, LLC for the unpaid balance of the damage or loss.
- 3RF Sciences, LLC is not responsible for weather conditions.
- Renter will not use the toilets, washbasins, sinks, disposals and other plumbing fixtures for any purpose other than those for which they were constructed. No feminine products, sweepings, rubbish, rags, grease or oil, or other substances may be thrown therein. The cost to repair damages or clean drain lines resulting from the misuse of fixtures shall be borne by the Renter.
- Renter is required to be responsible for their children and ensure that they are under supervision at all times. Children are not to be left unattended in any accommodation building and are expected to be courteous to other renters, their property and the property of 3RF Sciences, LLC.
- Comanche Springs Astronomy Campus is a smoke free facility.
- Comanche Springs Astronomy Campus equipment is not to be moved or removed from the facility at any time, for any purpose.
- All trash must be placed in the appropriate trash receptacles, and Renter and Renter's invitees must pack out all belongings that they pack into the Comanche Springs Astronomy Campus.
- 3RF will not allow the removal or cutting of any trees, plants, or natural materials on the Comanche Springs Astronomy Campus.
- The use of firearms, archery, or any type of weapon is prohibited on the Comanche Springs Astronomy Campus.
- No pets of any kind are allowed at any time, except for documented service animals.
- No fires of any kind, quality or nature are allowed except for containerized cooking equipment that uses natural gas.
- No fireworks may be brought to the Comanche Springs Astronomy Campus.
- Neither the Renter nor any of the Renter's guests, employees, or agents will bring onto or keep upon the Comanche Springs Astronomy Campus any flammable, combustible, or explosive fluid, material, chemical, or substance, except for containerized cooking equipment that utilizes natural gas, such as propane and butane stoves and grills.
- No 4 wheelers, ATVs or other OHVs may be brought to the Comanche Springs Astronomy Campus.
- Drug related or criminal activity will not be tolerated on or near Comanche Springs Astronomy Campus.
- Lewd, boisterous, or any other behavior that is a disturbance of the peace is prohibited. 3RF Sciences, LLC staff and volunteers will have sole discretion in enforcing such matters.
- **Renter will indemnify and defend 3RF Sciences, LLC and 3RF Sciences, LLC's agents, employees, partners, attorneys, and directors at all times after the date of execution of the Comanche Springs Astronomy Campus Campsite Application against any liability, loss, damages (including punitive damages) claim, settlement payment, cost, expense, interest, award, judgment, diminution in value, fine, fee, penalty, or other charge, including any Litigation Expenses, caused by, arising out of, or relating to Renter's or Renter's agents', employees', licensees' or invitees' performance of this Comanche Springs Astronomy Campus General Conditions & Campsite Rental Rules or any obligations thereunder. Litigation Expense is defined as any court filing fee, court cost, mediation fee or cost, arbitration fee or cost, witness fee, and each other fee and cost of investigation and defending any third-party claim or asserting any claim for indemnification under or relating to this Comanche Springs Astronomy Campus General Rules & Campsite Rental rules, including, without limitation, in each case, attorney's fees, other professional fees, and disbursements.**