

VIOLATIONS AND PENALTIES - EXHIBIT A

The following penalties will be imposed for the specified lease violations. If the Lessee does not comply with the directive in a notice within the time specified in the notice, an additional penalty will be imposed in the next notice. **Penalties set forth below are cumulative.**

<u>Violation</u>	<u>1st Notice</u>	<u>2nd Notice</u>	<u>3rd Notice</u>	<u>Final Notice</u>
Unverified nuisance complaint	Warning			
Verified nuisance complaint	\$100.00	\$150.00		Cancellation**
Misrepresentation of the lease	Warning	\$50.00	\$75.00	Cancellation**
Late annual fee payment	\$25.00			Cancellation**
Failure to pay taxes or solid waste disposal fees	\$50.00			Cancellation
Lease I.D. tag not displayed	Warning	Warning	\$50.00	Cancellation**
Improper structure maintenance	Warning	\$50.00	\$75.00	Cancellation**
Unauthorized construction	\$100.00	\$150.00		Cancellation**
Unauthorized sanitary facilities or septic systems	\$100.00	\$150.00		Cancellation**
Unauthorized wells	\$100.00	\$150.00		Cancellation**
Improper disposal or unauthorized storage of solid waste:	Warning	\$50.00	\$75.00	Cancellation**
* debris, or garbage				
* appliances, TV's, computers, electrical equipment				
* tires				
* construction materials or supplies				
Unauthorized storage of a camper, trailer, motor vehicle or watercraft	Warning	\$50.00	\$75.00	Cancellation**
* Items unmaintained, in disrepair or unused				
* Items unlicensed or unregistered for several years				
Defacing/damaging trees and vegetation	Warning	\$50.00	\$75.00	Cancellation**
Unauthorized signs, posters, or posting of Public Land	Warning	\$50.00	\$75.00	Cancellation**
Unauthorized trails, roads, site development or unauthorized land clearing, tree cutting	\$100.00	\$150.00		Cancellation**
Unauthorized gates or barriers	\$100.00	\$150.00		Cancellation**
Public safety hazards, threats to public	\$100.00	\$150.00		Cancellation**

The following violations will result in immediate cancellation of the lease

- Storage or disposal of hazardous materials
- Unauthorized use or sublease of the cabin site
- Conviction of gross misdemeanor or felony related to the lease site
- Interference with the duties of a County employee
- Use of lease site as a permanent residence

Additional remedies for violations:

- In the case of unauthorized clearing, tree cutting, or site development the Lessee may be required to revegetate, plant or restore the site. The Lessor may restore the site and bill the Lessee for any costs.
- Violation of any Minnesota Statute may result in criminal or civil penalties.
- Lessor will immediately remove any gate or barrier which may constitute a safety hazard. Lessee will be billed for any cost incurred by Lessor.
- Lessor may require any unauthorized construction to be removed, modified or moved.

Other violations of the lease not set forth above may result in warnings or penalties or cancellation of the lease.

Failure to pay penalties imposed will result in cancellation of the lease.

** This will be at the discretion of Lessor.