

LOST HEAVEN INC. SHORT-TERM CABIN RENTAL AGREEMENT

65005 RANGE ROAD 44, WOODLANDS COUNTY, ALBERTA, CANADA T0G 1A0

Please read this Agreement carefully before confirming your reservation.

1. PARTIES

This Short-Term Cabin Rental Agreement ("Agreement") is entered into between:

Host: LOST HEAVEN INC., a corporation incorporated under the laws of Alberta, operating a short-term cabin rental business at 65005 RANGE ROAD 44, WOODLANDS COUNTY, ALBERTA, CANADA T0G 1A0 ("LOST HEAVEN INC." or "Host"); and

Guest: The individual named as Lead Guest in the Booking Details above, on behalf of themselves and all members of their party (collectively, the "Guest").

By completing a booking, paying any deposit or total rental fee, or occupying the Cabin, the Guest acknowledges that they have read, understood, and agree to be bound by this Agreement.

2. THE CABIN & PREMISES

2.1 LOST HEAVEN INC. agrees to provide the Guest with temporary, non-exclusive access to the cabin unit identified in the Booking Details (the "Cabin"), located on the property at 65005 RANGE ROAD 44, WOODLANDS COUNTY, ALBERTA, CANADA T0G 1A0 (the "Property"), for the sole purpose of short-term private recreational accommodation during the Rental Period specified herein.

2.2 The Guest acknowledges that this Agreement creates a license to occupy, not a tenancy, and that the Residential Tenancies Act (Alberta) does not apply to this Agreement. The Guest acquires no tenancy rights or other property interest of any kind.

2.3 LOST HEAVEN INC. or its designated caretaker shall retain access to the Property and Cabin at all reasonable times for purposes of inspection, maintenance, emergency repair, and guest safety, with reasonable prior notice except in the case of emergency.

3. RENTAL PERIOD

3.1 The rental period shall commence and end on the dates and at the times specified in the booking management system and reflected in the Booking Details (the "Rental Period"), unless otherwise agreed in writing by LOST HEAVEN INC.

3.2 Early check-in or late check-out is subject to availability and requires prior written confirmation from LOST HEAVEN INC. Additional charges may apply.

3.3 Guest shall vacate the Cabin by the Check-Out time. Failure to vacate by the Check-Out time without prior written authorization will result in an additional charge equivalent to one additional night's rental rate of overstay, and LOST HEAVEN INC. reserves the right to remove the Guest's belongings and re-let the Cabin without further notice.

3.4 Bookings for the Property shall not exceed twenty-eight (28) consecutive days. Any reservation request exceeding this duration shall not be permitted unless expressly approved in writing by LOST HEAVEN INC.

4. RATES, PAYMENT & FEES

4.1 Guest agrees to pay the full amount set out in the Rate Summary at the time of booking through the booking management system for the entire Rental Period.

4.2 All rates, fees, and applicable charges for the Rental Period shall be collected and processed through the booking management system at the time the reservation is confirmed.

4.3 All amounts are in Canadian dollars (CAD). LOST HEAVEN INC. is registered for GST purposes and will charge GST and Alberta Tourism Levy at the applicable rate on all taxable supplies.

4.4 The Host reserves the right to charge and collect a penalty fee for any damages to the Property, excessive cleaning, missing items, or any outstanding charges arising from the Guest's stay, as permitted under this Agreement.

5. CANCELLATION POLICY

5.1 Any cancellation requests must be submitted either through the booking management system or by email to info@lostheaven.ca. Where a cancellation request is submitted by email, the cancellation shall not be deemed confirmed unless and until the Guest receives a written email confirmation from the Host acknowledging the cancellation.

5.2 In the event LOST HEAVEN INC. must cancel the reservation due to circumstances within its control, LOST HEAVEN INC. will provide a full refund. In the event of circumstances beyond LOST HEAVEN INC.'s control (force majeure), LOST HEAVEN INC. will endeavour to offer alternative dates or a credit but is not obligated to refund amounts paid.

6. GUEST CONDUCT & HOUSE RULES

Guest agrees to abide by the following rules throughout the Rental Period. Violation of any House Rule may result in immediate termination of the rental without refund and/or penalty fee.

- 6.1 Maximum Occupancy:** Each Cabin is subject to a specified maximum occupancy limit, as set out in the booking details, and Guests are required to ensure that this limit is not exceeded at any time. Guests are expected to be mindful of and comply with the applicable occupancy restrictions for the Cabin. No additional guests beyond the registered party are permitted to stay overnight. Daytime visitors are permitted only with prior written consent from LOST HEAVEN INC.
- 6.2 Noise & Quiet Hours:** Guests shall not create unreasonable noise or disturbance at any time that may interfere with the peaceful enjoyment of neighbouring properties or other guests. While outdoor gatherings are permitted, amplified music must conclude by 10:00 PM.
- 6.3 No Parties or Events:** The Cabin is for private residential use only. Parties, social events, weddings, commercial events, or gatherings that increase occupancy beyond the registered party are strictly prohibited without prior written approval from LOST HEAVEN INC. and may require additional fees and insurance.
- 6.4 Complimentary Items:** Any complimentary consumable or household items provided on the Property, including but not limited to shampoo, conditioner, coffee, hot chocolate, tea, spices, sugar, and similar items, are provided as a courtesy only and are used entirely at the Guest's own discretion and risk. LOST HEAVEN INC. makes no representations or warranties regarding the sanitation, suitability, or safety of such items, and Guests assume all responsibility and any associated health risks arising from their use.
- 6.5 Smart TV / Streaming Accounts:** Guests may access personal streaming or other accounts on any television or smart device provided on the Property. Guests are solely responsible for ensuring that they log out of all personal accounts prior to check-out. LOST HEAVEN INC. shall not be responsible for any unauthorized access, use, or activity arising from a Guest's failure to log out of such accounts, and Guests assume all risk associated with leaving accounts signed in after departure.
- 6.6 Smoking:** Smoking (including cigarettes, cigars, cannabis, vaping devices, and any other substance) is strictly prohibited inside the Cabin. Smoking is permitted outside only. A deep-cleaning fee of \$500.00 will be charged for any violation of this rule.
- 6.7 Pets:** Pets are permitted at the Cabin. Guests are responsible for any damage caused by their pets and must ensure pets are kept under control and not left unattended in or outside the Cabin. Pets are not permitted on furniture or bedding.
- 6.8 Fires & Fire Safety:** Open fires are permitted only in designated fire pits and only during permitted fire conditions as governed by Alberta wildfire regulations and any applicable county fire bylaws. Guests must comply with all fire bans and restrictions in effect during their stay. Guests shall never leave fires unattended and must ensure fires are fully

extinguished before retiring or vacating. LOST HEAVEN INC. is not responsible for any injury, loss, or property damage resulting from Guest's use of fire pits or outdoor fire areas.

6.9 Fireworks: Fireworks Prohibition: The use, possession, storage, ignition, or discharge of fireworks, firecrackers, sparklers, or any similar explosive or pyrotechnic devices is strictly prohibited on the Property at all times. This prohibition applies without exception and is in accordance with all applicable federal, provincial, and municipal laws, including Alberta legislation governing the use of fireworks. Any breach of this clause shall constitute a material violation of this Agreement and may result in immediate termination of the reservation without refund, as well as liability for any resulting damage, loss, or penalties.

6.10 Firearms & Weapons: The use or discharge of firearms, bows, or any other weapons is strictly prohibited on the Property at all times. Guests may carry legally owned firearms only while in transit to and from the Property, provided that such transportation is carried out in strict accordance with all applicable laws and regulations, including the Alberta firearms legislation and any applicable federal firearms laws, and provided that the Guest is duly licensed and authorized to possess and transport such firearms. Firearms must remain secured and may not be used, or handled on the Property at any time. Guests are solely and fully responsible for the safe handling, storage, transportation, and security of any firearms in their possession at all times. The Guest assumes all liability for any loss, damage, injury, or harm arising from or connected to the possession, transport, storage, or use of any firearm, including any damage to the Property or injury to any person, and agrees to indemnify and hold harmless LOST HEAVEN INC. from any and all claims, liabilities, costs, or expenses arising therefrom

6.11 Drone Use: The use of drones or any unmanned aerial vehicles ("UAVs") on or in connection with the Property is permitted only in compliance with all applicable federal and provincial laws and regulations, including all requirements under Transport Canada aviation rules. Guests must ensure they hold all necessary licences, certifications, and authorizations required for lawful drone operation.

Drone use must not interfere with the safety, privacy, or enjoyment of other guests, staff, or neighbouring properties. In all cases, drones must be operated at a minimum distance of one hundred (100) metres (approximately 330 feet) from all buildings, cabins, and any other occupied areas or guests on the Property. Guests assume all responsibility, risk, and liability for the operation of any drone, including but not limited to any personal injury, property damage, privacy breaches, or regulatory violations arising from its use. LOST HEAVEN INC. shall not be liable for any claims, losses, or damages arising from or related to drone operation by Guests.

6.12 Illegal Activities: The use of the Cabin or Property for any illegal activity, including the production, sale, or consumption of controlled substances (beyond personal cannabis use lawfully permitted under the Cannabis Act (Canada)), is strictly prohibited and will result in immediate termination of the rental and reporting to law enforcement authorities.

- 6.13 Cleanliness & Departure Condition:** Guests are expected to leave the Cabin in a clean and tidy condition. Dishes shall be washed, garbage and recycling disposed of in designated receptacles, and all personal belongings removed. LOST HEAVEN INC. will conduct a post-stay inspection. Additional cleaning fees beyond the standard cleaning fee will be charged for excessive mess.
- 6.14 Parking:** Guest parking is limited to three vehicles per Cabin / booking. LOST HEAVEN INC. is not responsible for loss of or damage to vehicles or their contents while parked on the Property.
- 6.15 Tools and Equipment:** An axe and/or hatchet may be made available on the Property for the purpose of cutting firewood. Guests acknowledge that such tools are inherently dangerous and agree that any use is entirely at their own risk and discretion. Guests are solely responsible for the safe handling, use, storage, and supervision of these tools and assume all liability for any injury, damage, or loss arising from their use. LOST HEAVEN INC. shall not be responsible for any harm or damage resulting therefrom.

7. PROPERTY CARE & DAMAGE

- 7.1** Guests shall treat the Cabin, all furnishings, appliances, fixtures, equipment, and the surrounding Property with reasonable care and shall be liable for any loss or damage beyond normal wear and tear caused by the Guest or any member of their party.
- 7.2** Guests shall report any pre-existing damage, defects, or concerns with the Cabin to LOST HEAVEN INC. within four (4) hours of Check-In. Failure to do so may result in the Guest being held responsible for pre-existing conditions.
- 7.3** LOST HEAVEN INC. may charge the Guest's credit card on file for the cost of:
- (i) repair or replacement of damaged or missing items;
 - (ii) additional cleaning charges;
 - (iii) loss of rental income due to required repairs caused by Guest negligence; and
 - (iv) any fines or costs imposed on LOST HEAVEN INC. by reason of Guest's breach of this Agreement.
- 7.4** Guests shall not rearrange, remove, or dispose of any furniture, appliances, or fixtures from the Cabin.

8. SAFETY & EMERGENCY PROCEDURES

- 8.1** LOST HEAVEN INC. will provide Guests with a Guest Information Package upon Check-In, which includes emergency contact information, local emergency services numbers, location of fire extinguishers, first aid kits, and emergency exits.

- 8.2** Guests shall familiarize themselves with all emergency procedures and the location of all safety equipment upon arrival.
- 8.3** The Property is located in a rural and wilderness setting inhabited by wildlife, including but not limited to bears, wolves, coyotes, and other natural predators. Guests acknowledge the inherent risks associated with this environment, including the presence of wildlife, uneven terrain, bodies of water, and changing weather conditions. Guests further acknowledge that food, waste, and other items may attract wildlife if not properly secured. All food, garbage, and any other items that may attract animals must be stored securely at all times in a locked vehicle, cabin, or other secure storage container so as not to attract wildlife or create a nuisance or safety risk. Guests accept all risks associated with being in a natural environment and with outdoor activities on or around the Property, and agree to exercise appropriate caution at all times.
- 8.4** In the event of any emergency, Guests shall immediately contact 911 and then notify LOST HEAVEN INC. at 825-963-6551. Guests acknowledge that this telephone number is not regularly monitored and should not be relied upon for emergency response or urgent assistance. Accordingly, Guests are strongly recommended to enable and set up Wi-Fi calling on their mobile devices prior to the Check-In Date to ensure reliable communication while on the Property.
- 8.5** **Emergency Services and Remote Location Acknowledgement:** Guests acknowledge that the Property is located in a remote area and that emergency services are not located in close proximity. In the event of an emergency, response times may be significantly delayed, and arrival of emergency personnel may take in excess of one (1) hour or longer depending on conditions. Guests accept this inherent risk and agree that they are responsible for their own safety and preparedness while on the Property.

9. LIABILITY & INDEMNIFICATION

- 9.1** To the fullest extent permitted by law, LOST HEAVEN INC. and its principals, employees, and agents shall not be liable to the Guest or any member of the Guest's party for any personal injury, illness, death, loss, theft, or damage to property of any nature whatsoever arising out of or in connection with the Guest's occupation of the Cabin or use of the Property, including any common areas, fire pits, recreational amenities, or natural features of the Property.
- 9.2** Guest assumes full responsibility for the safety and wellbeing of all members of their party, including minors and pets. Guests with minors and/or pets in their party acknowledge the additional responsibility of supervising children and pets at all times on the Property.
- 9.3** The Guest agrees to indemnify, defend, and hold harmless LOST HEAVEN INC., MINOR HEAVENS INC., and their respective officers, directors, employees, and agents from and

against any and all claims, losses, damages, costs, and expenses (including legal fees) arising out of or related to the Guest's use and occupation of the Cabin or the Property, or any breach by the Guest of this Agreement.

- 9.4** LOST HEAVEN INC.'s total liability to the Guest under this Agreement, for any reason, shall not exceed the total rental amount paid by the Guest for the applicable Rental Period.

10. WIFI, COMMUNICATIONS & TECHNOLOGY

- 10.1** Where available, complimentary WiFi access is provided for reasonable personal use only. Guests shall not use the WiFi for illegal downloading, streaming of unlicensed content, or any activity that violates applicable law.
- 10.2** LOST HEAVEN INC. does not guarantee uninterrupted internet or cellular service. Remote location, weather, and service provider conditions may affect connectivity. LOST HEAVEN INC. shall not be liable for any loss or inconvenience resulting from service disruptions.
- 10.3** **Wi-Fi Calling Recommendation:** Guests acknowledge and agree that cellular service in the area may be limited or unreliable. Guests are strongly advised to enable and configure Wi-Fi calling on their mobile devices prior to the Check-In Date to ensure continued ability to make and receive calls and messages during their stay.

11. PRIVACY & SURVEILLANCE

- 11.1** LOST HEAVEN INC. may use exterior security cameras at access points to the Property for safety and security purposes. No cameras or recording devices of any kind are installed inside any Cabin or indoor private spaces.
- 11.2** LOST HEAVEN INC. collects Guest personal information solely for the purpose of administering the booking, complying with applicable law, and communicating with the Guest. Guest information will not be sold or shared with third parties except as required by law. LOST HEAVEN INC. will retain Guest information in accordance with applicable Canadian privacy legislation, including the Personal Information Protection Act (Alberta).

12. FORCE MAJEURE

LOST HEAVEN INC. shall not be liable for any failure or delay in fulfilling its obligations under this Agreement due to circumstances beyond its reasonable control, including but not limited to: acts of God, snowfall, fire, flood, earthquake, pandemic, epidemic, governmental orders, wildfire, extreme weather, or other events of force majeure. In such circumstances, LOST HEAVEN INC. will endeavour to offer alternative arrangements or a credit toward a future booking.

13. GOVERNING LAW & JURISDICTION

This Agreement shall be governed by and construed in accordance with the laws of the Province of Alberta and the applicable federal laws of Canada. Any dispute arising under or in connection with this Agreement that cannot be resolved amicably shall be subject to the exclusive jurisdiction of the courts of Alberta.

14. ENTIRE AGREEMENT & AMENDMENTS

This Agreement, together with the Booking Details provided separately, and any written amendments executed by both parties, constitutes the entire agreement between the parties with respect to the rental of the Cabin and supersedes all prior representations, discussions, or agreements. No oral agreement, representation, or warranty shall be binding on either party.

15. SEVERABILITY

If any provision of this Agreement is held to be void, invalid, or unenforceable by a court of competent jurisdiction, the remaining provisions shall continue in full force and effect to the fullest extent permitted by law.

ACKNOWLEDGMENT

By completing the booking and submitting payment, the Guest confirms they have read, understood, and agree to all terms and conditions of this Agreement.

SCHEDULE “A” — CABIN HOUSE RULES & GUEST INFORMATION

A copy of this Schedule will be posted inside the Cabin for reference during your stay.

CHECK-IN / CHECK-OUT

Check-In: 2:00 PM

Check-Out: 12:00 PM

EMERGENCY CONTACTS

Emergency (Police/Fire/EMS): 911

LOST HEAVEN INC. Emergency Line: 1-825-963-6551

Nearest Hospital: Barrhead Healthcare Centre 1-780-674-2221

Alternate Hospital: Swan Hills Healthcare Centre 1-780-333-7000

KEY RULES AT A GLANCE

- No smoking indoors
- No parties or events
- Max occupancy: 6 persons
- No firearms use or discharge on Property
- Fire pit rules apply — no unattended fires
- Clean up before departure
- Respect wildlife — do not feed animals or leave food/waste unsecured.
- All food and attractants must be stored securely in a vehicle, cabin, or sealed container to avoid attracting wildlife
- Parking limited to three vehicles per Cabin / booking
- Cellular service may be limited — Wi-Fi Calling is strongly recommended prior to arrival
 - Be sure to update your 911 location for Wi-Fi Calling

Thank you for choosing LOST HEAVEN INC.

We hope you enjoy your stay.

Please leave the Cabin as you found it so future guests can enjoy it too.