

**CONDITION OF SAUNA AND OTHER EQUIPMENT
CHECKLIST**

INSTRUCTIONS: Upon delivery of the Sauna and Other Equipment identified below, Renter is to inspect the same and to specify anything not in good order, repair or not in a safe and clean condition, and to then sign this document where indicated. If Owner is in agreement with the same, then Owner is to sign this document where indicated. Upon the termination of the Rental Term, Owner is then to complete Owner's portion of this checklist. Owner is then to use this checklist when determining if any of Renter's Security Deposit will be retained for cleaning or repairs. Capitalized words herein are as defined in the Mobile Sauna Rental Agreement entered into by the parties.

Mobile Sauna Unit _____ ("Sauna") and the following other equipment ("Other Equipment"): _____.

SAUNA – CONDITION UPON DELIVERY (Renter is to specify anything not in good order, repair or not in a safe and clean condition)

OTHER EQUIPMENT – CONDITION UPON DELIVERY (Renter is to specify anything not in good order, repair or not in a safe and clean condition)

SAUNA AND OTHER EQUIPMENT – CONDITION UPON PICK-UP (Owner is to specify anything not in good order, repair or not in a safe and clean condition – and not specified above by Renter)

Delivery date: _____ Renter's Signature: _____

Print name: _____

Owner's Signature: Ben Welnak
NORTHWOODS SAUNA COMPANY LLC , by:
Benjamin A. Welnak, member

MOBILE SAUNA RENTAL AGREEMENT

This Mobile Sauna Rental Agreement ("Agreement") is made as of the date of final signature hereto ("Effective Date") by and between NORTHWOODS SAUNA COMPANY LLC, a Wisconsin limited liability company ("Owner") and the undersigned ("Renter").

1. RENTAL OF MOBILE SAUNA UNIT AND OTHER EQUIPMENT. Subject to the terms and conditions of this Agreement, Owner owns and agrees to rent to Renter, and Renter agrees to rent from Owner, Mobile Sauna Unit _____ ("Sauna") and the following other equipment ("Other Equipment"): _____. Owner shall deliver the Sauna and Other Equipment to and pick up the Sauna and Other Equipment from the following address

_____. Renter understands and agrees that no party other than Owner shall move the Sauna or Other Equipment. The rental shall include the following amount of firewood: ____ days _____. Renter understands that Renter must be at least 25 years old to rent the Sauna or Other Equipment.

2. RENTAL FEE. Renter understands and agrees that SAUNA USE IS INHERENTLY RISKY. Renter has been made aware of these risks by Owner. If Renter chooses to sign the Waiver and Release of Liability and Assumption of Risk Agreement ("Waiver of Liability" attached hereto and made a part hereof) on the Effective Date of this Agreement and to take on the duty to ensure that each Additional Party reads and signs the Waiver of Liability prior to use of the Sauna or Other Equipment, then the rental rate for the Sauna and Other Equipment shall be: \$_____ per day for the Rental Term. If Renter chooses to not sign the Waiver of Liability or to not take on the duty of ensuring that each Additional Party read and sign the Waiver of Liability then the total rental fee shall increase by \$750.00. The total rental fee for the Rental Term is: \$_____ ("Rental Fee"). The rental fee shall be paid by Renter to Owner on the Effective Date of this Agreement.

3. SECURITY DEPOSIT. Renter shall pay to Owner on the Effective Date of this Agreement a security deposit of \$_____500.00_____ ("Security Deposit") to be held by Owner for the performance by Renter of Renter's covenants and obligations under this Agreement. Renter understands and agrees that Owner may withhold from the full amount of the Security Deposit those amounts reasonably necessary to pay for Renter's breach of a covenant or obligation under this Agreement.

4. CANCELTION OF RENTAL. If Renter notifies Owner of a cancelation of rental 28 days or more prior to the commencement of the Rental Term, then the full Rental Fee and full Security Deposit will be refunded to Renter. If Renter notifies Owner of a cancelation of rental less than 28 days but at least 14 days prior to the commencement of the Rental Term, then one-half (1/2) of the Rental Fee and the full Security Deposit will be refunded to Renter. Otherwise, Renter understands and agrees that Owner will retain the full Rental Fee and Owner will refund to Renter the full Security Deposit.

5. RENTAL TERM. The "Rental Term" for the use of the Sauna and Other Equipment shall commence at _____ o'clock on _____ and end at _____ o'clock on _____, unless otherwise terminated by the provisions of this Agreement.

6. ADDITIONAL PARTIES. The names and date of birth of the "Additional Parties" with the right to use the Sauna and Other Equipment during the Rental Term and in the presence of Renter and subject to the terms and conditions of this Agreement are solely those individuals specified below. Renter understands and agrees that it is Renter's responsibility to inform all Additional Parties of and enforce all Additional Parties' compliance with all of the terms set forth in this Agreement. Anyone other than Renter and the Additional Parties are not permitted to use the Sauna or Other Equipment.

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Renter's Initials

7. RULES AND RECOMMENDATIONS. Renter agrees to comply with all of Owner's rules and recommendations as specified on the "Rules and Recommendations" document attached hereto and made a part hereof. Renter understands and agrees that it is Renter's responsibility to inform all Additional Parties of and enforce all Additional Parties' compliance with the Rules and Recommendations. At the delivery of the Sauna and Other Equipment, Owner reviewed the Rules and Recommendations with Renter as confirmed by Renter's initialing of the same.

8. OPERATIONAL INSTRUCTIONS; SAFETY INSTRUCTIONS. Renter agrees to comply with all of Owner's operational instructions and safety instructions as specified on the "Operational Instructions" document and "Safety Instructions" document attached hereto and made a part hereof. Renter understands and agrees that it is Renter's responsibility to inform all Additional Parties of and enforce all Additional Parties' compliance with the Operational Instructions and Safety Instructions. At the delivery of the Sauna and Other Equipment, Owner reviewed the Operational Instructions and Safety Instructions with Renter as confirmed by Renter's initialing of the same.

9. CONDITION OF SAUNA & OTHER EQUIPMENT. At the delivery of the Sauna and Other Equipment, Renter shall have the opportunity to examine the same and complete the "Condition of Sauna and Other Equipment Checklist" attached hereto and made a part hereof. Except as identified by Renter on that document, Renter stipulates, represents and warrants that Renter has examined the Sauna and Other Equipment, and that it is at delivery in good order, repair and in a safe and clean condition.

10. MAINTENANCE AND REPAIRS. If during the Rental Term the Sauna or Other Equipment becomes in disrepair, then Renter shall immediately notify Owner of such and allow Owner to access the Sauna and Other Equipment to inspect and repair the same. Renter shall not allow anyone other than Owner to make such repairs. If the disrepair resulted from any act of negligence by Renter or any other party during the Rental Term, then the cost of the repair shall be Renter's sole responsibility. If the disrepair resulted from normal use and normal wear and tear, then the cost of the repair shall be Owner's sole responsibility. During the Rental Term Renter agrees to keep and maintain the Sauna and Other Equipment in as good a state and condition as it was at the commencement of the Rental Term.

11. SURRENDER OF SAUNA & OTHER EQUIPMENT. Upon the expiration of the Rental Term, Renter shall, at Renter's expense, remove all of Renter's and Additional Guests' personal property and debris from the Sauna and Other Equipment, and surrender the Sauna and Other Equipment in as good a state and condition as it was at the commencement of the Rental Term. Subject to Section 3 hereof, within 21 days of the termination of the Rental Term, Owner shall refund the Security Deposit to Renter.

12. DEFAULT. The Rental Term may be terminated by Owner with cause upon default by Renter under any material term of this Agreement. Then, the Rental Term shall be deemed terminated without further action and Renter shall surrender the Sauna and Other Equipment to Owner.

13. ASSIGNMENT AND SUBLETTING. Renter shall not assign this Agreement or sublet the Sauna or Other Equipment.

14. SEVERABILITY. In case any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision hereof, and the invalid, illegal or unenforceable

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Renter's Initials

provision shall be reformed to the minimum extent necessary to make the provision valid, legal, and enforceable.

15. SIGNATURES. Any signed document transmitted by facsimile or electronic mail shall be treated in all manner and respects as an original document and the signature of any party upon a document transmitted by facsimile or electronic mail shall be considered an original signature.

16. ENTIRE AGREEMENT. This Agreement, the Waiver of Liability documents, the Operational Instructions document and the Safety Instructions document contain the entire agreement and understanding of the parties with respect to the subject matter hereof. No amendment or modification thereto shall be binding unless in writing and signed by each party hereto.

17. BENEFIT. This Agreement shall be binding upon the undersigned parties and each of their respective successors, assigns, executors and/or administrators.

18. GOVERNING LAW. This Agreement shall be construed and enforced in accordance with the laws of the State of Wisconsin.

19. INDEMNIFICATION. Renter will indemnify, defend and hold harmless Owner, its affiliates, agents, successors and assigns from and against any and all loss, damage, liability, cost or expense (including reasonable attorney's fees and expenses) asserted against or incurred by Renter, its affiliates, guests, invitees, successors and assigns arising out of the use of the Sauna or Other Equipment or Renter's breach of any of Renter's obligations hereunder or the negligence or intentional misconduct of Renter. The obligations set forth in this Section 19 will survive the termination of this Agreement indefinitely.

This Agreement is made and entered into effective as of the Effective Date.

OWNER: NORTHWOODS SAUNA COMPANY LLC, by:

Ben Welnak
Benjamin A. Welnak, member

Dated: _____

RENTER: _____

Dated: _____

Print name: _____

Date of birth: _____

Print mailing address: _____

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Renter's Initials

WAIVER AND RELEASE OF LIABILITY AND ASSUMPTION OF RISK AGREEMENT

Undersigned is the "Renter" under a Mobile Sauna Rental Agreement (the "Agreement") by and between Undersigned and NORTHWOODS SAUNA COMPANY LLC, a Wisconsin limited liability company ("Owner") wherein Owner agrees to rent to Undersigned and Undersigned agrees to rent from Owner, a mobile sauna unit and other equipment as described in the Agreement (the "Sauna").

DESCRIPTION OF RISKS

Undersigned understands and agrees that SAUNA USE IS INHERENTLY RISKY; IT MAY INVOLVE THE RISK OF PHYSICAL INJURY OR DEATH. Undersigned has additionally been made aware of these risks through the review of the "Rules and Regulations" document, and "Operational Instructions" and "Safety Instructions" documents, which describe the risks, and which are attached to the Agreement and are visible in the Sauna.

WAIVER AND RELEASE OF LIABILITY

In consideration of the opportunity to rent and use the Sauna and other consideration described in the Agreement (that is, a significant discount on the Rental Fee), Undersigned (on Undersigned's own behalf and on behalf of Undersigned's heirs, personal representatives, successors and assigns) hereby releases Owner, its affiliates, agents, members and representatives ("Released Parties") from any and all liability, claims, demands, rights, losses, causes of action and damages that may arise in connection with Undersigned's or the "Additional Parties'" (Additional Parties is as defined in the Agreement) or any other party's use of the Sauna during the Rental Term (Rental Term is as defined in the Agreement).

Undersigned understands that this release of liability includes the release of claims for damages based on injuries to Undersigned (or to the other parties identified above) or such parties' property caused by negligent acts of the Released Parties in connection with the use of the Sauna. Except, this release of liability does not extend to reckless or intentional acts by the Released Parties.

IN SUMMARY, UNDERSIGNED RELEASES THE RELEASED PARTIES FROM ANY AND ALL LIABILITY THAT MAY ARISE IN CONNECTION WITH THE USE OF THE SAUNA DURING THE RENTAL TERM. EXCEPT, THIS RELEASE OF LIABILITY DOES NOT EXTEND TO RECKLESS OR INTENTIONAL ACTS BY THE RELEASED PARTIES.

ASSUMPTION OF RISK

Undersigned understands the risks and dangers inherent in the use of the Sauna, including that it carries with it the risk of death or serious injury.

UNDERSIGNED AGREES TO ASSUME THE ENTIRE RISK OF AN ACCIDENT OR PERSONAL INJURY, INCLUDING DEATH, THAT THE UNDERSIGNED OR THE ADDITIONAL PARTIES OR ANY OTHER PARTY MIGHT SUFFER DUE TO THE USE OF THE SAUNA DURING THE RENTAL TERM REGARDLESS OF WHETHER SUCH RISK OR INJURY RESULTS FROM NEGLIGENCE OF THE RELEASED PARTIES.

Undersigned acknowledges and agrees that Undersigned has carefully read this waiver and release of liability and assumption of risk agreement and understands its contents. Undersigned understands that Undersigned has the right to request different waiver and release of liability and assumption of risk terms by negotiating a separate agreement. However, by signing this document, Undersigned waives the right to negotiate different terms and agrees to the terms contained herein.

Undersigned understands that by signing this waiver and release of liability and assumption of risk agreement that Undersigned is waiving certain legal rights, including the right to sue the Released Parties for damages stemming from negligent acts, as described in the above text.

Signature: _____

Dated: _____

Print name: _____

Date of birth: _____

Print mailing address: _____

NORTHWOODS SAUNA COMPANY LLC

MOBILE SAUNA USER MANUAL

SAFETY INSTRUCTIONS

WARNING – HIGH TEMPERATURE

Prolonged exposure to elevated temperatures is capable of inducing hyperthermia. Hyperthermia occurs when the internal temperature of the body reaches several degrees above the normal body temperature of 98.6°F. Symptoms of hyperthermia include an increase in the normal temperature of the body, dizziness, lethargy, drowsiness, and fainting. The effects of the hyperthermia include failure to perceive heat, failure to recognize the need to exit the room, unawareness of impending hazard, fetal damage in pregnant women, physical inability to exit the room and unconsciousness. It is a good idea to take sauna baths with others present.

WARNING – FIRE & BURN INJURY HAZARD

- Do not use the sauna room for drying clothes, bathing suits, or any other items
- Do not hang towels, clothes, or any other items above heater or place any object on or near the heater. The heater, rocks and pipe heat up to extremely high temperatures during operation and should not be touched or serious burns may result.
- Minors should be adequately supervised whenever near a hot or warming sauna.

WARNING – HEALTH CONSIDERATIONS

Do not use the sauna if using alcohol or drugs. Alcohol or drug consumption during sauna bathing can increase the risk of hypotension, arrhythmia, other health concerns, and sudden death, and should be avoided.

Pregnant women, anyone taking medications and/or persons in poor health should consult their physician before using any sauna.

It is advised not to eat at least one to two hours prior to your sauna session.

Sauna use includes exposure to high temperature which could result in injury or death.

SAUNA PROBLEMS

If an emergency arises, call 911. If there are any questions or issues regarding the sauna, please contact Ben at 608-385-2706 or Amy at 920-265-7022. Our rental area allows us to be within a reasonable distance if anything major comes up.

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Renter's Initials

NORTHWOODS SAUNA COMPANY LLC

OPERATIONAL INSTRUCTIONS

EQUIPMENT SET-UP

Northwoods Sauna Company LLC will drop off and move into the desired location. The driveway and site need to be spacious enough for us to navigate the tow vehicle and equipment trailer to the installation site and to exit with the tow vehicle from the site after installation is complete. The driveway at all points must measure, at minimum, ten (10) feet in width (more if turns exist in the driveway) and twelve (12) feet in height. The installation site and any driveway must be level solid ground in all weather conditions, and free of snow and ice during delivery and retrieval.

Adequate parking space for the trailer must be provided by the renter.

INTRODUCTION

Our staff will give you an overview of all features of the sauna unit and explain how they work, so you and your guests can enjoy the sauna experience. Only wood can be used for heating the stove. Before heating, the stove grate **MUST** always be cleaned and the ash pan **MUST** be emptied in provided container. Our staff will instruct you on how to set up the tinder and firewood in the stove's firebox for your first sauna burn. A video is also available on our website providing information on how to use the wood stove.

HEATING THE SAUNA

Step 1 – Starting:

- Ensure that the ash pan is empty, floor surrounding the stove is clear of any debris, the top of the stove pipe is clear of debris, and nothing is blocking the top of the stove pipe outside.
- Open the two-holed vent on the front of the sauna
- Place the “Firestarter Bundle” in the stove
- Light the Firestarter Bundle
- Slide the ash pan out about halfway for approximately 5 minutes

Step 2 – Maintaining:

- After the fire is burning well, close the ash pan to about the 25% open position
- Add 2-3 small pieces of wood and allow to burn for 10-15 minutes
- Close ash pan and add 1-2 larger pieces of wood
- Check the fire and temperature every 15-20 minutes. Once the temperature hits 150 degrees Fahrenheit and above, it is ready to use.
- The time to get up to 150-200 degrees Fahrenheit will depend on the outside weather. Cold and damp conditions can slow the time to get up to temperature.

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- To maintain your desired temperature, you will need to pay attention to the amount and size of wood you put in. Small single pieces infrequently will keep a lower temperature. Multiple larger pieces will yield a higher temperature.

MAINTENANCE AFTER EACH SAUNA SESSION

- When done, let the fire in the stove die down on its own. **DO NOT** extinguish the embers with water or by any other means. As long as the ash pan and glass door are closed you may leave the stove unattended while the embers die down.
- Wait several hours before you clean the stove grate and empty out the ash pan. Use the provided scoop and bucket to clean the ash. This ensures that all ashes and remaining coals (if any) have cooled down to ambient temperature and don't pose a risk of starting a fire or burning you while you clean out the ashes.
- The stove grate and emptying the ash pan. has to be done after every sauna session before another fire is started for a subsequent session.
- Use the provided scoop and container for cleaning the stove grate and emptying the ash pan. This should be done after every sauna session before another fire is started for a subsequent session.

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Renter's Initials

NORTHWOODS SAUNA COMPANY LLC

RULES & RECOMMENDATIONS

RULES

- No alcohol or drugs
- No food or drink (other than drinking water)
- No glass containers in the sauna or on the trailer
- No creams, lotions or other substances, which may affect the appearance, hygiene and/or fragrance of the facility
- Do not exceed six people in the sauna at any time
- Do not leave garbage inside the sauna, are anywhere on or in the trailer.
- Do not heat the sauna higher than 220 degrees Fahrenheit.
- Do not move the sauna. Northwoods Sauna Company LLC is only authorized to move the sauna.
- Minors: All people under the age of 18 are to be supervised by a parent or guardian at all times.
- If using your own firewood, do not burn any fresh cut wood. Firewood must be split and dried for at least one year. Also, do not burn any soft woods - conifers, such as pine, fir, spruce, and other cone-bearing trees and shrubs. The combustion of these is less clean and hot than that of hard woods and cause increased creosote build-up in the pipe. Firewood in bundles or by the cord for sale at retail locations (ex: home improvement stores, gas stations) is always a safe bet.
- Do not use any wood products, such as dimensional lumber, pallets, or any other products.
- Do not use any wood with staples, nails, or screws.

RECOMMENDED SAUNA PROCEDURE

- **Time:** Individual times and preferences will vary, but saunas are typically enjoyed in rounds. The average session consists of 3 rounds with 5-20 minutes intervals in the hot room. Do not spend more than 30 consecutive minutes in the hot room without an outside break.
- There is a thermometer located on the wall inside the sauna room. The recommended temperature is 150-200°F.
- If you are new to saunas, it is a good idea to ease into the experience at the lower-to-mid range of the recommended temperatures.
- The first round will be the most intense as your body adjusts to the high temperatures of the sauna. The first round should be shorter and include longer outside breaks.
- **Clothing/Hygiene:** Please wear at least a bathing suit when using the sauna unit. Towels are also recommended to lay out on the benches for hygiene purposes. Swimsuits or athletic attire are required. We understand that it is perfectly normal to sauna naked in many cultures. Given our likely close proximity to other cabins, houses, and people, we ask you to be clothed.
- **Adding steam:** Use the provided water bucket and scoop to add water to the rocks on top of the wood stove. Only add small amounts at a time. Adding too much water will cool the rocks and slow the steaming process.

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- First Round: Some sources recommend that you remain in an upright sitting position for the first round.
- If you experience any dizziness while in the upright sitting position, DO NOT lay down in the sauna.
- Cool down period: Cool down in the outside weather, dip into a nearby lake, have a cold shower, or drink water then re-enter for round two. We highly recommend a cold plunge or cold shower after every sauna round for a full therapeutic effect.
- Drink plenty of fluids, ideally water. Rest for at least as long as you just spent in the hot room before you enter the sauna again.
- Subsequent sauna rounds: The sauna should already be more humid than during the first round and may not require making as much steam as in the first round. For many people around three rounds feels right, though the “right” number varies between individuals. Feel it out for yourself.
- Finishing up: After your final sauna round wash yourself and cool off. You can return to the hot room for a while, now at a lower temperature as the fire is going down. Before putting on clean clothes allow enough time for cooling off, otherwise you may still continue to sweat.
- Pick up used towels and please leave the sauna as tidy a condition as you found it.

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