

EXHIBIT A

RELEASE

To all to whom these presents shall come or may concern, know that _____ (PRINT NAME OF MINOR, ADULT SIGNING ON THEIR OWN BEHALF, OR NAME OF COMPANY), with an address at _____ (INSERT ADDRESS) ("RELEASEOR"), personally and on behalf of his/her/their spouse, family members, next of kin, agents, representatives, insurers, officers, owners, heirs, executors, administrators, parents, affiliates, subsidiaries, employees, estates, children, successors, and assigns, in consideration for entering the facility located at 245 Orinoco Drive, Brightwaters, NY 11718 ("Facility") releases and discharges 245 Orinoco LLC, Kimkas Realty Management LTD, William Haugland, and Haugland Group LLC, ("Releasees"), as well as Releasees' heirs, executors, administrators, parents, affiliates, subsidiaries, insurers, agents, employees, owners, neighbors, attorneys, officers, predecessors, representatives, fiduciaries, board members, trustees, successors and assigns, in their personal, official, and representative capacities (Releasees and the foregoing collectively "Released Parties"), from all actions, causes of action, suits, debts, dues, sums of money, accounts, reckonings, bonds, bills, specialties, covenants, contracts, controversies, agreements, promises, variances, trespasses, judgments, liens, extents, executions, claims, and demands whatsoever, in law or equity, which against any of the Released Parties, the Releasor, Releasor's in s u r e r s , heirs, executors, administrators, parents, children, spouses, affiliates, subsidiaries, agents, employees, attorneys, successors and assigns ever had, now have or hereafter can, shall or may have for, upon, or by reason of any reason whatsoever, including, but not limited to, claims arising from or relate to their use of the Facility or its parking lot ("Released Claims"). The Released Claims include, without limitation, claims for personal injury, bodily injury, death, emotional distress, property damage, economic loss, and all other losses arising from or relating to the actual or alleged negligence of any Released Party, except to the extent such claims arise from gross negligence, willful misconduct, or other conduct that cannot legally be waived under applicable law.

Releasor acknowledges that Releasor is responsible for ensuring that his/her/their guests entering the Facility execute a release identical to this one. To the fullest extent permitted by law, Releasor shall indemnify the Released Parties against claims arising from the acts or omissions of Releasor's guests. Releasor also agrees to defend and indemnify the Released Parties from any claim brought by or on behalf of any individual or entity seeking compensation relating to the Released Claims or based upon the acts or omissions of Releasor or any of Releasor's guests or family members.

Releasor, on behalf of himself/herself/themselves acknowledge and expressly assume all risks associated with entering, using, or being present at the Facility and parking lot, whether as a participant, spectator, guest, invitee, or otherwise, including but not limited to risks arising from sporting activities, physical exertion, collisions with other persons, sports equipment, goals, balls, vehicles, uneven or changing ground conditions, slips, trips, falls, weather conditions, insects, wildlife, negligent acts or omissions of other users, and any other condition of the Facility or parking lot, whether known or unknown.

Releasor acknowledges that the Facility is provided "AS IS" and "WITH ALL FAULTS." Releasor accepts full responsibility for inspecting the Facility and parking lot before use and shall discontinue use immediately upon observing any condition believed to be unsafe. Releasor assumes all risks associated with entering, leaving, parking, operating, or occupying a vehicle at the Facility and parking lot. Released Parties shall have no responsibility for theft, vandalism, collision, property damage, or loss involving any vehicle or personal property. Released Parties shall not be liable for loss, theft, or damage to any personal property brought onto the Facility by Releasor or any guest. Releasor agrees that this Release does not constitute an admission of liability by or on behalf of any Released Party.

Releasor acknowledges that he/she/they are executing this Release upon his/her/their own personal knowledge and that the statements herein are not mere recitals but are material and contractual statements made to induce 245 Orinoco LLC to allow Releasor to utilize the Facility and parking lot.

Releasor acknowledges that the Facility and parking lot are subject to video surveillance and other security monitoring. Releasor consents to being photographed, filmed, recorded, and otherwise observed while at the Facility or the parking lot, and authorizes Releasees and their designees to use, retain, and disclose such recordings for security, safety, operational, legal, and insurance purposes. Releasor acknowledges that surveillance may occur without further notice and that video, photographic, and electronic recordings may capture Releasor's image, likeness, voice, vehicle, license plate, and activities occurring at the Facility and parking lot.

Releasor agrees to comply and ensure his/her/their guests comply with all rules, policies, directions, and instructions issued by 245 Orinoco LLC regarding use of the Facility and parking lot, including but not limited to its Field Facility Rules and its Code of Conduct. Failure to comply may result in immediate removal from the Facility and revocation of permission to enter the Facility.

At the election of 245 Orinoco LLC, any dispute, claim, controversy, or cause of action brought by Releasor against any of the Released Parties arising out of or relating to this Release, Releasor's use of the Facility or parking lot, or the Facility User Agreement (collectively "Dispute"), shall be resolved exclusively by binding arbitration administered by the American Arbitration Association ("AAA") in accordance with its Commercial Arbitration Rules then in effect, except as modified herein. The place of arbitration shall be Suffolk County, New York. All arbitration hearings shall be conducted in Suffolk County, New York, unless the parties otherwise agree in writing. The arbitration shall be conducted before one (1) arbitrator. If the amount in controversy exceeds \$500,000 exclusive of interest, attorneys' fees, and costs, the arbitration shall be conducted before a panel of three (3) arbitrators. The arbitrator(s) shall have the authority to award any remedy or relief available under applicable law or in equity, including injunctive relief, specific performance, and attorneys' fees and costs if otherwise permitted by law or this Release. Judgment upon the award rendered by the arbitrator(s) may be entered and enforced in any court having jurisdiction thereof. The parties agree that the arbitration and all related proceedings shall be confidential, except as required by law, to enforce an award, or to protect a legal right. The parties irrevocably consent to the jurisdiction of the state and federal courts located in Suffolk County, New York. The parties knowingly and voluntarily waive any right to a trial by jury with respect to any Dispute subject to arbitration under this Section. The individual or entity bringing the arbitration shall equally share the arbitrators' fees and costs equally with those against whom the individual or entity brings the arbitration. Each party shall otherwise bear its own cost of all attorney fees, costs, and disbursements. Releasor executes this Release voluntarily, with full knowledge of its significance, with the express intention of releasing, extinguishing, and satisfying any and all claims by and between all of the parties hereto. This Release and the interpretation of any conditions, agreements and terms contained herein shall be governed by the laws of the State of New York without regard to its conflict of law principles. Releasor represents and acknowledges that in executing this Release that he/she/they do not rely, and has not relied, upon any representation or statement made by any of the Released Parties with regard to the subject matter, basis or fact of this Release or otherwise. Any other prior or contemporaneous understandings, statements, representations, or agreements, whether written or oral, between and among Releasor and Released Parties with respect to the subject matter of this Release are hereby superseded in their entirety. Releasor has consulted his/her/their own counsel as to the terms of this Release. If any provision of this Release is held invalid or unenforceable, the remaining provisions shall continue in full force and effect.

Where the Releasor is a minor, the undersigned parent or legal guardian acknowledges that he or she has authority to execute this Release on behalf of the minor and agrees, individually and on behalf of the minor, to indemnify and hold harmless the Released Parties from any claim brought by or on behalf of the minor arising from the minor's use of the Facility.

I HAVE CAREFULLY READ THE ABOVE RELEASE. I KNOW AND UNDERSTAND THE CONTENTS THEREOF. I AM SIGNING THIS RELEASE FREELY, INTENDING TO BE LEGALLY BOUND BY THE PROMISES CONTAINED HEREIN FOREVER.

The words "RELEASORS" and "RELEASED PARTIES" include all Releasors and all Released Parties under this Release. This Release may not be changed orally.

IN WITNESS WHEREOF, RELEASOR has hereunto set RELEASOR'S hands and seal on the _____ day of _____, 2_____.

If Releasor is an adult individual:

Signature: _____

Print Name: _____

If Releasor is a company:

On behalf of _____ (insert name of company)

By (signature): _____

Print Name: _____

Print Title: _____

If Releasor is a minor individual:

On behalf of _____ (insert minor's name)

By (signature): _____

As parent or legal guardian of the above named minor

Print Parent/Legal Guardian's Name: _____