

OUTDOOR LEASE AGREEMENT

Move-in Date		Row/Space #		Monthly Rate	
Name			Drivers License #		
Mailing Address					
City		State		Zip	
Email			Phone		
Additional Contact				Phone	

ITEM STORED

Make		Model			
Color		Plate #		State	

1. The undersigned Lessee hereby leases from Louisville Boat & RV Storage (Lessor) the above storage space for the monthly rent amount and for the initial 2-month term, and for subsequent terms, thereafter, as also set forth in the Storage Rates Chart. Rent payment is due in advance with the first payment due on the day of execution of this lease, with subsequent payments due upon receipt of invoice. Lessor reserves the right to increase the rental rate with 30) days written notice to Lessee prior to expiration of any current lease term. Lease payments must be received by Lessor at the P.O. Box address above. Late payments will accrue a late charge of \$1.00 per day past the due date and Lessees more than 15 days past due shall be locked out until all outstanding obligations under this lease are brought current. An additional \$30.00 charge shall be made for all returned checks.

2. ALL ITEMS STORED WILL BE SOLD OR OTHERWISE DISPOSED OF IF RENTAL PAYMENTS ARE NOT RECEIVED FOR 30 CONTINUOUS DAYS. In the event rent is thirty (30) days past due, an attempt will be made to notify Lessee of the impoundment and pending sale of the property stored. Pursuant to C.R.S. 38-21.5-101, et seq., Landlord shall have a lien on the Lessee's property for rent, labor and other charges, present or future, in relation to the property and expenses necessary for its preservation or expenses reasonably incurred in its sale or other disposition pursuant to statute. Lessee also grants Landlord a lien upon the property stored.

3. Lessee shall not allow the release of any hazardous materials or liquids on the property during the storage of any vehicles or items. Lessee agrees to fully and completely indemnify and hold the Lessor harmless from any and all claims, courses of action, damages, or losses which may result from the storage of Lessees property.

4. Lessee may use the space only for the outdoor storage of one approved vehicle, or vehicle combination, lawfully owned or in the possession of the Lessee, and for no other use or purpose. No maintenance or changing of vehicle fluids is allowed on the premises other than normal cleaning and winter weather preparation. All personal property of Lessee must be stored inside of the approved vehicle or attached to said

vehicle. Unsecured property or abandoned property will be disposed of without notice.

5. **LESSOR DOES NOT CARRY INSURANCE TO COVER ANY LOSS OF ANY KIND THAT LESSEE MAY INCUR** while using the storage space and or the premises of Lessor, and Lessor shall not be held responsible or liable, directly or indirectly, for any loss or damage suffered by Lessee or any other party, no matter what the cause, including but not limited to fire, explosion, theft, vandalism, wind or water, heat or cold or otherwise. Lessee is solely responsible for providing comprehensive insurance on Lessee's property stored within Lessor premises. This lease is made upon the express condition that Landlord shall be free from all liability and or claims for damages by the Lessee by reason of or to the property stored.

6. Lessee declares that the following LIENHOLDERS have an interest in the property stored, or to be stored. (if no Lienholder exists, indicate none in space provided)

Name	
Phone	
Address	

7. It is the responsibility of the Lessee to notify Lessor of any change of address or other contact information by written notice to the above address of Lessor. All notices and correspondence by Lessor will be directed to the address or phone number or e-mail address provided by Lessee on this Agreement unless changed by Lessee.

8. In the event that Lessor shall be required to seek collection of any related fees or other sums due from the Lessee through the courts or other means, the Lessor shall be entitled to reasonable attorney fees and costs associated with such action. This Lease shall be binding upon the parties and their respective heirs, successors, personal representative and assigns.

Lessee hereby acknowledges reading of this agreement and agrees to lease the storage space upon the terms and conditions stated in this agreement. Lessee further acknowledges receipt of a copy of this agreement.

LESSEE _____
 NAME (Printed) _____
 SIGNATURE _____
 DATE _____

LOUISVILLE BOAT RV TOY STORAGE
 NAME _____
 SIGNATURE _____