

Heritage Lakes Boat or Trailer Storage Lease Agreement

This lease agreement (hereinafter referred to as the "Lease") is entered into this ____ day of _____, 2017, by and between the Heritage Lakes Property Owners Association (herein after referred to as "Lessor") and _____ (herein after referred to as "Lessee").

Lessee's current address _____

Daytime phone _____ Home phone _____

Email address _____

Lease Terms

This Lease shall commence June 1, 2017 and terminate on May 31, 2018. The Lease amount for space number _____ is One Hundred and Twenty-Five dollars, (\$125.00) for year 2017.

Lease Conditions

Lessee, at the time of signing, shall submit with this Lease a copy of Title, insurance, and a photo of the item to be stored. Spaces are limited and not intended for anything other than boats on trailers, PWC on trailers, recreational trailers and work trailers **and only one item per space.**

The only item that is permitted to be stored in the assigned space is the photographed and documented item initially agreed upon by the Lessee and the Lessor. No other items shall be permitted to be stored in the assigned space.

Spaces vary in size and will be assigned at the Lessor's discretion based on shape and size of the item in the submitted photograph.

Lessor will provide a new key every two years starting in 2017 only when the Lessee has paid in full and all necessary supporting documents have been submitted.

Should any action by the Lessee cause the need for the storage yard key to be replaced, the Lessee will be charged for this cost at **\$5.00.**

Lessor reserves the right, at their discretion, to have the item(s) in the leased space removed to another location or disposed of. The recovery of those stored items would be at the Lessee's sole expense, if the Lessee is not in compliance with this lease.

Lessor reserves the right to deny a request to lease space if the item to be stored is considered inappropriate for the site. This storage area is only for the drop-off and pick-up of stored items. There shall be no loitering or work of any type done in the storage area on items stored there.

Lessor reserves the right to cancel the existing Lease of anyone using the space for something other than its intended purpose or for the abuse or vandalizing of any other property on the site.

Lessor makes no claims as to the security of the site or for the purpose of its intended use.

Lessee acknowledges that use of this site is at the Lessee's sole risk and responsibility and shall indemnify and hold Lessor harmless against any claims arising from the use of this site.

Lessee agrees to securely lock the gate of entry each time the Lessee exits the site.

This Lease is not transferable or assignable to other parties. This lease agreement is for one year and non-refundable if broken for any reason.

Lessee _____ Date _____

Lessor's Agent _____ Date _____

Rent Paid \$ _____ Check# _____ Date _____

Boat/Trailer Storage Regulations

The lease period is June 1, 2017 through May 31, 2018.

A picture of the stored item must be presented at lease signing along with a copy of the Title, and insurance and this is to be kept on file by the management company.

Only owners current with POA and related fees will be considered for lease space.

Items stored must be owned by the lessee.

Items allowed for storage are limited to: boats on trailers, PWC on trailers, recreational trailers and work trailers.

Only one item may be stored in a leased space and only the item as presented in the picture at lease signing. If the lessee chooses to store a different item, a picture of that item must be provided the management company for approval.

A new key will provided as needed to those who have signed leases and are paid in full for the new year.

Lost keys will be a **\$5.00** replacement fee.

If the lease is ended prior to May 31, 2018, the balance of the lease fee will be forfeited.

The entrance must be locked upon leaving the storage area.

There may be a time when stored items will be required to be removed in order to perform maintenance to the area. Every effort will be made to give advance notice to lessors and cooperation is required.

If there are Heritage Lakes owners on the waitlist, those who currently lease a third spot will be asked to forfeit one of their three spaces. Prorated credits will be issued if the space was already paid for.

The item stored is at the Lessee's sole risk and responsibility and the Lessee shall indemnify and hold Lessor harmless against any claims arising from the use of this site.

I, the undersigned, have read these regulations and will abide by them.

Name

Date