

Jed's Sheds Boat & RV Storage Facility

LEASE AGREEMENT

This agreement is made and entered into this the ____ / ____ / ____, by and between Jed's Sheds, LLC, (Hereinafter "Lessor") and (First & Last Name): _____ (Hereinafter "Lessee"), subject to the terms and conditions of this agreement Lessor, leases to the Lessee and the Lessee takes by hire Shed stall Number _____, located at 32707 Highway 11, Empire, LA., 70037.

1. The Term of this agreement shall be 12 months, beginning on the, ____ / ____ / ____, and ending on the, ____ / ____ / ____ .

2. **CONTACT INFORMATION:**

Lessee's Info:

Street Address: _____

City: _____ State: _____ Zip Code: _____

Cell Phone #: _____ Email Address: _____

Emergency Contact Info (Name): _____

Emergency Contact Phone #: _____

Name of Boat & / or Type: _____

Insurer of Boat: _____

3. **RENT:** Lessee shall pay the full amount of the lease in advance in the amount of :
\$ _____, at the commencement of the lease term specified herein. This Lease will automatically renew for an additional 12 month term unless the Lessee notifies Lessor in writing at least 30 days prior to the expiration of the current term of the Lease that Lessee does not intend to renew the Lease for an additional term.

4. **SECURITY DEPOSIT:** Lessee shall pay a Security Deposit in the amount of \$ _____ at the inception of this lease to be held for the performance by Lessee of Lessee's covenants and obligations pursuant to this lease. Payments of rent and deposit shall be payable to:

Jed's Sheds, LLC

10169 Langston Rd.

Denham Springs, LA. 70706

5. **INDEMNITY:** Lessee shall exercise due care in the use of the Shed and shall vacate the same in good condition subject to normal wear and tear. LESSEE shall occupy the leased premises at its own risk and shall indemnify LESSOR against any expense, loss, cost, damage, claim, action, or liability paid, suffered or incurred as a result of any breach by LESSEE, LESSEE's agent, servants, employees, customers, visitors or licensees of any covenant or condition of this lease, or as a result of LESSEE's use or occupancy of the leased premises or the carelessness, negligence or improper conduct of LESSEE, its agents, servants, employees, customers visitors or licensees. Lessee acknowledges that Lessee is responsible for obtaining an appropriate policy of insurance to insure the contents of the leased premises during the term of this lease. In addition, Lessee shall indemnify Lessor against all claims and damages arising from the Lessee's possession and use of the shed.
6. **INSPECTIONS and RESPONSIBILITY:** Lessee acknowledges that he has inspected the Shed facility and assigned shed and that it is adequate for Lessee's intended use. This contract is not a bailment of the Lessee's vessel(s). Lessor will make a reasonable effort, but is not obligated or responsible for contacting Lessee in the event of dangerous conditions, nor is Lessor responsible for moving any vessel(s) or other contents from the rented space for any reason.
7. **LESSEE RESPONSIBILITY:** Lessee shall be responsible for any damage to the Shed and/or the placing and removal of Lessee's vessel(s) caused by Lessee. Lessor shall not be liable for the loss of any vessel(s), theft, or damage of any kind to person, gear, or equipment. It is Lessee's responsibility to maintain insurance coverage for loss, theft, or damages of any kind.
8. **STORMS/DAMAGES:** Lessor shall not be responsible for loss of or damage to a vessel(s) or related equipment, supplies, etc. stored in the rented Shed as a result of a natural disaster such as a fire, flood, storm or hurricane. Lessee is solely responsible for removing or making arrangements for the removal of their vessel(s) or other contents.
9. **TERMINATION:** On or before the term of this agreement expires, Lessee shall remove his vessel(s) and all other contents from the storage Shed, including but not limited to unused materials, supplies and any debris and leave lock in the door. If vessel(s) is/are not removed, Lessor will remove the vessel(s) and other contents at Lessee's risk and sole expense. Lessee's Security Deposit will be returned after all rent due is paid, all vessel(s) and personal items have been removed from the Shed facility and non-renewal notice has been sent to Lessor 30 days prior to Lease Agreement Expiration.
10. **RULES AND REGULATIONS:**
 - A. Lessee shall not conduct any illegal operations in the use of the Shed.
 - B. Lessee shall store all of his vessel(s) and other personal items inside the assigned Shed and be responsible for locking the stall.
 - C. In the event of an emergency, Lessor shall have the right, but not the obligation, to remove Lessee's vessel(s) if within Lessor's sole discretion it is appropriate in order to reduce risk or lesson damage to Jed's Sheds facility and/or to other vessels or personal property stored on the premises.
 - D. No fires or fueling of vessels allowed on the leased premises.

- E. Reasonable maintenance work is allowable in the Shed stall areas.
- F. No living or habitation in Jed's Shed facility areas.
- G. No freezers or air conditioners allowed. Electrical use shall be limited to battery chargers and hand tool operation.
- H. Jed's Sheds will only be occupied by Lessee's boat / RV and contents. No slip changes will be allowed or assignment of or sub- leasing of Shed space unless authorized by Lessor.
- I. Lessee shall allow Lessor to inspect Sheds periodically or during emergency situations and shall provide Lessor with spare keys or locks code.
- J. Lessee shall not allow access to the Shed area to persons other than specifically designed by Lessee. Access permissions issued to Lessee shall be controlled by the Lessee in a responsible manner.
- K. Use of Trash Dumpster is limited to tenants only. No Household Goods, Fish Carcass, Used Oil shall not be allowed in the dumpster.
- L. Used oil tank is for used oil only, no oil filters allowed.
- M. Gate Operator Control located inside the gate is not to be operated or used without authorization. Anyone caught modifying or operating Gate Operator Control without permission will be suspended from the premises.

11. **INTERRUPTION OF USE:** Lessor shall not be responsible for any electrical outages. In the event damage occurs, through no fault of the Lessee, which renders a storage Shed unusable, Lessor will; (1) promptly make available to Lessee another Shed for Lessee to use: (2) or if another Shed is not available, Lessee may terminate this Lease Agreement and Lessor will reimburse prorated unused rents.

12. **VESSEL INSURANCE:** Lessee shall keep in force and effect liability insurance for his vessel(s). Lessor may request and be provided with proof of coverage. This agreement is governed by the Laws of Louisiana and venue in any litigation or arbitration regarding this agreement shall be in the State of Louisiana. Lessee shall pay for any cost incurred by Lessor, in enforcing this agreement.

We, the undersigned, agree to all the terms and conditions set forth in this agreement:

Lessee Signature: _____

Date:_____/_____/_____

Lessee Name Printed:_____

Jed's Sheds Representative:_____

Date: ____/____/_____