



BOAT, RV, CAMPER & TRAILER STORAGE LEASE AGREEMENT

Name: _____ Make: _____

Address: _____ Model: _____

Contact #: _____ VIN/HULL ID: _____

Email: _____ Date IN: _____

Will you, the lessee, pay rent monthly or annually? _____

Will you pay by credit card*, check, cash, or other (if other, please list)? _____

**Please note that credit card payments are subject to a 3.5% credit card fee.*

This Rental Agreement (the "Agreement") is entered into on the _____ day of _____, 20____, between L & J Properties, the Lessor and _____, the Lessee. The term of this Agreement shall run from the date referenced above, until the _____ day of _____, 20____ (the "Term").

Monthly Rent: Lessee agrees to pay the sum of \$_____, per (month or year?) _____ ("Rent"), for the right to store the Lessee's marine vessel ("Vessel") or RV, camper or trailer as described above in Lessor's slip. Monthly or Yearly rent as identified above is payable in advance on or before the 1st day of each month if paid monthly or 1st of the month of renewal each year if rent is paid annually either online when invoice received or at the address to the Lessor and mailed to the following address: 34 Commerce Dr STE 1A, Fisherville, KY 40023. Lessor does email invoices for monthly & annual rent, email address is required.

Late Fees; Service Charges: Rent is due on or before the 1st day of the month if paying monthly or by 1st of the month of renewal each year if paying annually. Rent which is not paid or postmarked by the 5th of the month will be subject to an initial late fee of Twenty Dollars (\$20.00). If rent is not paid or postmarked by the 20th of the month, an additional Fifty Dollar (\$50.00) late fee will be charged. In the event any check tendered for payment to Lessor is returned after deposit unpaid by the bank upon

which it is drawn, a return check fee of Thirty-Five Dollars (\$35.00) will be charged. In the event of a returned check, Lessor reserves the right to require any arrearages to be paid, and all future monthly payments to be made, in cash or by certified funds.

Use of Premises: Lessee's use of the slip is only for the purposes of storage of the Vessel, RV, camper or trailer, and articles of property directly related to the Vessel, RV, camper or trailer. Lessee may not store on the premises any items to which would be in any way dangerous to persons or property in or around the premises. No items may be stored upon the premises which would violate Lessor's premises' insurance coverages or cause Lessor's property insurance rates to increase. No explosives or flammable materials may be stored on the premises, and the storage of any materials which are defined as toxic or hazardous under any federal, state, or local law or ordinance is expressly prohibited. Lessee agrees to indemnify and hold the Lessor harmless from and against any claims or damages arising from Lessee's violation of the provisions of the paragraph.

Insurance: LESSOR DOES NOT PROVIDE INSURANCE COVERAGE FOR ANY LOSS, FROM ANY CAUSE, TO THE VESSEL, RV, CAMPER OR TRAILER OR ANY PERSONAL PROPERTY OWNED BY THE LESSEE AND STORED ON THE PREMISES. If insurance coverage is desired by the Lessee on Lessee's property stored on the premises, Lessee must independently obtain such coverage at Lessee's expense from Lessee's own insurer. Lessor shall have no liability for any loss or damage to property of Lessee stored on the premises, or otherwise, caused by acts of third parties, by any forces of nature, or otherwise.

Release: To the fullest extent permitted under Kentucky law, Lessee hereby releases Lessor from any and all liability for loss or damage to any property stored on the premises during the duration of the Agreement, whereby said claim for all liability arises out of Lessor's actual or alleged negligence, gross negligence, or wanton conduct. Furthermore, Lessee agrees to indemnify and hold harmless the Lessor from any claims made by a third party that were made by Lessee, are subject to the foregoing release.

Default: In the event Lessee fails to pay monthly rent when due, and the failure is not cured within fifteen (15) days, Lessor may elect to pursue one or more of the following remedies:

- A. Claim for money damages or unpaid monthly rent and additional fees
- B. Judicial action in unlawful or forcible detainer
- C. Public or private sale of the Vessel and any related property stored

Except to the extent limited by law, Lessor may simultaneously pursue any of the above-referenced remedies. Upon Lessor's commencement of legal proceedings against Lessee arising from a default, any cure tendered by occupant shall include all monthly rentals arrearages and other charges accrued, and reimbursement of all expenses reasonably incurred by Lessor in the enforcement of the legal remedies identified above.

Lien: In accordance with Kentucky law as expressed in KRS s 359.220, **Lessor possesses a lien against the Vessel and related property stored pursuant to this Agreement for rent, labor and other charges in relation to said property that have become due and for expenses necessary for the preservation of the property or reasonably incurred in the sale or other disposition of the property under law.** The property to which this lien attaches may be sold in accordance with the provisions of KRS s 359.230 to satisfy the monetary claims of Lessor which have accrued. In the event of a default giving rise to a

