

## Boat or Car Storage Lease

This lease is made between Joel K. Clement, herein called Lessor, and \_\_\_\_\_ herein called Lessee. Lessee hereby offers to lease from Lessor storage space in the City of Skowhegan, County of Somerset, State of Maine, described as space for one (1) boat or car

1. **Term and Rent.** Lessor demises the above premises for a term of six months, commencing 11-1-2010 and terminating on 5-15-2011. or sooner as provided herein at the six month total of \$ 150 to be paid in advance. If the Lessee has not removed his or her property by the end of the lease (5-15-11) additional rental fees will be due in the amount of \$50.00 per month. If the \$50 per month fee is not being paid after 6 additional months the boat or car will be considered abandon and becomes property of Central Maine Warehousing.
2. **Use.** Lessee shall use and occupy the premises for storage of car / truck and or boat. The premises shall be used for no other purpose. Lessor represents that the premises may lawfully be used for such purpose
3. **Ordinances and Statutes.** Lessee shall comply with all statutes, ordinances and requirements of all municipal, state and federal authorities now in force, or which may hereafter be in force, pertaining to the premises, occasioned by or affecting the use thereof by Lessee
4. **Indemnification of Lessor.** Lessor shall not be liable for any damage or injury to Lessee, or any other person, or to any property, occurring on the demised premises or any part thereof, and Lessee agrees to hold Lessor harmless from any claim for damages, no matter how caused.
5. **Insurance.** Lessee, at his expense, shall maintain insurance including bodily injury and property damage insuring Lessee and Lessor
6. **Lessor's Remedies on Default.** If Lessee defaults in the payment of rent, or any additional rent, or defaults in the performance of any of the other covenants or conditions hereof, Lessor may give Lessee 7 days and thereafter proceed with reasonable diligence and in good faith to cure such default), then Lessor may terminate this lease on not less than 7 days' notice to Lessee. On the date specified in such notice the term of this lease shall terminate, and Lessee shall then quit and surrender the premises to Lessor, but Lessee shall remain liable as hereinafter provided. If this lease shall have been so terminated by Lessor, Lessor may at any time thereafter resume possession of the premises by any lawful means and remove Lessee or other occupants and their effects. No failure to enforce any term shall be deemed a waiver
7. **Attorney's Fees.** In case suit should be brought for recovery of the premises, or for any sum due hereunder, or because of any act which may arise out of the possession of the premises, by either party, the prevailing party shall be entitled to all costs incurred in connection with such action, including a reasonable attorney's fee
8. **Notices.** Any notice which either party may, or is required to give, shall be given by mailing the same, postage prepaid, to Lessee at \_\_\_\_\_ or Lessor at 14 East Dyer Street Skowhegan Maine 04976, or at such other places as may be designated by the parties from time to time
9. **Heirs, Assigns, Successors.** This lease is binding upon and inures to the benefit of the heirs, assigns and successors in interest to the parties
10. **Option to Renew.** Provided that Lessee is not in default in the performance of this lease, Lessee shall have the option to renew the lease for an additional term of 6 months commencing at the expiration of the initial lease term. All of the terms and conditions of the lease shall apply during the renewal term.
11. **Subordination.** This lease is and shall be subordinated to all existing and future liens and encumbrances against the property

<u>Lessor</u>	<u>Lessee</u>
Print _____	Print _____
Signature _____	Signature _____
Date _____	Date _____

Car or boat make model and year. \_\_\_\_\_

License plate # \_\_\_\_\_

Phone # \_\_\_\_\_