

MacBrandon's
LEASE AGREEMENT

This agreement is made and entered into this the _____ day of _____, 20____, by and between MacBrandon Industries, LLC, (Hereinafter "Lessor") and _____ (Hereinafter "Lessee"), subject to the terms and conditions of this agreement Lessor, leases to the Lessee and the Lessee takes by hire Boat Shed stall No. _____ located at 42924 Highway 23, Venice, LA, 70091.

1. The Term of this agreement shall be _____ months, beginning on the _____ day of _____, 20____, and ending on the _____ day of _____, 20____.

2. CONTACT INFORMATION:

Lessee's address: _____, City _____
State/Zip _____
Telephone # w/area code: _____; Cell Ph. _____
Email address: _____
Emergency Contact: _____ Telephone# _____
Name of Boat and/or Type: _____
Insurer: _____.

3. RENT: Lessee shall pay \$ _____ per month, quarterly, or annually (circle one) for use of the stall. Rent shall be paid in advance 30 days prior to the end to the term. Lessee will notify Lessor in writing whether Lessee desires to renew the lease agreement for the following year at a rate to agreed.

4. SECURITY DEPOSIT: Security Deposit in the amount \$ 200.00 to be held for the performance by Lessee's covenants and obligations under this lease. PAYMENT of rent and deposit shall be payable to:

MacBrandon Industries, LLC Phone# (504) 712-9020
10018 River Rd (504) 669-3254
Saint Rose, LA 70087

5. INDEMNITY: Lessee shall exercise due care in the use of the Boat Shed and shall vacate the same in good condition subject to normal wear and tear. Lessee shall indemnify Lessor against all claims and damages arising from the Lessee's possession and use of the stall.

6. INSPECTION and RESPONSIBILITY: Lessee acknowledges that he has inspected the Boat Shed facility and assigned stall and that it is adequate for Lessee's intended use. This contract is not a bailment of the owner'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 Lessee caused damage to the Boat Shed and/or assigned stall, in the placing and removal of their vessel(s). Lessor, shall not be liable for the loss of any vessel(s), theft, or damages of any kind to person, gear, or equipment. It is the 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 stall 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 stall, including unused materials, supplies and any debris, mail gate token back to lessor and leave lock in the door. If vessel(s) is/are not removed, Lessor will remove the vessel(s) at Lessee's risk and expense. Lessee's Security Deposit will be returned after all rent due is paid, gate token has been received and all vessel(s) and personal items have been removed from the Boat Shed facility.

10. RULES AND REGULATIONS:

A. Lessee shall not conduct any illegal operations in the use of the Boat Shed.

B. Lessee shall store all of his vessel(s) and other personal items inside the assigned Boat Shed stall 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 lessen damage to the Boat Shed facility and/or to other vessels or personal property stored on the premises.

D. No fires or fueling of vessels allowed.

E. Reasonable maintenance work is allowable in the stall areas.

F. No living or habitation in Boat Shed areas.

G. No freezers or air conditioners allowed. Electrical use shall be limited to battery chargers and hand tool operation.

H. Boat Shed will only be occupied by Lessee's boat. No slip changes will be allowed or assignment of or sub-leasing of shed space unless authorized by Lessor.

I. Lessee must allow Lessor to inspect boat stalls periodically or during emergency situations and should provide Lessor with spare keys or lock's code.

J. Lessee shall not allow access to the Boat Shed area to persons other than those specifically designated by him. Access cards issued to Lessee shall be controlled by the Lessee in a responsible manner.

11. GARBAGE: Lessee shall dispose of all garbage, refuse, or waste of any kind. No one shall discharge oil, fuel, solvents, or flammable liquids on the premises.

12. Lessor, shall not be responsible for any electrical outage.

13. INTERRUPTION OF USE: In the event damage occurs, through no fault of the Lessee, which renders a storage unit unusable, Lessor will; (1) promptly make available to Lessee another Boat Shed stall for Lessee to use; (2) or if another stall is not available, Lessee may terminate this Lease Agreement and Lessor will reimburse Lessee prorated unused rents; (3) and if Lessee is in compliance with other terms of this agreement, Lessee shall, upon request, receive a return of his deposit.

14. 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:

Signature of Lessee: _____ Date: _____

Print name of Lessee: _____

Date: _____

MacBrandon Industries, L.L.C, Representative

MacBrandon BOAT STORAGE
2018 BOAT SHED RATE SCHEDULE

34' STALLS:

1. \$1800 for 12 month term + \$ 200.00 (Security Deposit) Prepaid
2. \$ 600.00 Quarterly +\$ 200.00 (Security Deposit) Automatic Bank Draft

50' STALLS:

1. \$2400 for 12 month term + \$ 200.00 (Security Deposit) Prepaid
2. \$ 660.00 Quarterly +\$ 200.00 (Security Deposit) Automatic Bank Draft

Outside Boat Storage

1. \$1200 for 12 month term + \$ 100.00 (Security Deposit) Prepaid
2. \$ 120.00 Monthly +\$ 100.00 (Security Deposit) Automatic Bank Draft

Gate FOB and Padlock will be supplied to you, in order to receive your Security Deposit back you must be returned both Gate FOB and Padlock at the expiration of your lease agreement.

PLEASE MAKE ALL CHECKS PAYABLE TO:

MacBrandon Industries, L.L.C.
P.O Box 848
Saint Rose, LA 70087

THE BOAT SHED
Tenant Information

TENANT INFORMATION (LESSEE)

Name: _____
Address: _____
City: _____
State: _____
ZIP Code: _____
Home Phone: _____
Office: _____
Cell: _____
E-mail: _____

EMERGENCY CONTACT INFORMATION

Name: _____
Address: _____
City: _____
State: _____
ZIP Code: _____
Home Phone: _____
Office: _____
Cell: _____
E-mail: _____

BOAT INFORMATION

Brand: _____
Size: _____
Insurance Name: _____

BOAT STALL LEASE INFORMATION

Stall Number _____
Lease Starting Date _____
Lease Expiration Date _____
Amount Paid _____

Signature of applicant _____
Date _____

Please fax copy to: 504-712-9021 or send by e-mail to: sak0992@hotmail.com
Make payments to: MacBrandon Industries, L.L.C.
P.O. Box 848
Saint Rose, LA 70087