

BOAT STORAGE SPACE LEASE AGREEMENT

This Storage Space Lease Agreement (the "Lease") is made and entered into on _____ (the "Effective Date") by and between Ward4 LLC, 2315 Baylor Blvd., Big Spring, TX 79720 (the "Lessor") and _____, of _____ (City), _____ (State), _____ Zip (the "Lessee"), collectively known as the "Parties." The Parties hereby agree as follows:

Terms and Conditions

1. Term

Lessor hereby leases to Lessee the storage space located #___ at 2446 CR 355, Justiceburg, Texas 79330 (the "Premises"). The lease will start on _____ (Start Date) and will continue as a Month to Month/ year- to- year tenancy until such time as it is terminated by either party. It is a requirement to provide credit card information. Charges will be automatically charged on the 1st of every month or billed 1st of calendar year. If the lessee leaves after the 1st of the month or year, no refunds will be given.

2. Rent

Lessee agrees to pay \$250 month or \$2700 year.

3. Termination

Either party may terminate this Lease by providing notice prior to the 1st of the following month to the other party.

4. Use of Premises

Lessee will use the Premises exclusively for the storage of Lessee's possessions. Lessee shall not use the Premises for any illegal or otherwise prohibited activities. **No fireworks allowed on premises. No excessive noise after 10 PM.**

5. Dangerous of Illegal Materials

Lessee shall not keep or have on or around the Premises any item of a dangerous, flammable, or explosive nature that might unreasonably increase the risk of fire or explosion on or around the Premises or that might be considered hazardous by any responsible insurance company. Lessee shall not keep or have on or around the Premises any illegal items, materials or substances.

6. Security and Liability

Lessee understands that the Lessor does not provide any security system for the Premises. Lessee's possessions will occupy the Premises entirely at the risk of the Lessee. Lessor is not responsible for carrying any insurance covering Lessee's possessions. Lessee should, at his or her own expense, obtain insurance for the possessions stored at the Premises. Lessee releases Lessor from any loss, damage, claim or injury resulting from any casualty on the Premises. Lessee understands and agrees that the Lessee accepts full responsibility for any and all personal injuries or any other damages that may occur during use of the storage space, regardless of the reason. Further, Lessee agrees that Lessor, and all associated owners, agents, and employees, be held harmless for any and all injuries and damages occurring inside or outside of the Premises.

7. Maintenance

Lessee will, at Lessee's sole expense, keep and maintain the Premises in good, clean and sanitary condition during the term of this Lease and any renewal thereof. Lessee will promptly advise Lessor if the Premises are in need of any maintenance or repair.

8. Assignment and Sublease

Lessee shall not assign or sublease any interest in the Lease

9. Governing Law

This Lease shall be governed by the laws of Texas.

10. Entire Agreement

This Lease contains the entire agreement of the parties, and there are no other promises or conditions in any other agreement whether oral or written concerning the subject matter of this Lease. This Lease supersedes any prior written or oral agreements between the parties.

11. Severability

If any provision of this Lease will be held to be invalid or unenforceable for any reason, the remaining provisions will continue to be valid and enforceable. If a court finds that any provision of this Lease is invalid or unenforceable, but that by limiting such provision it would become valid and enforceable, then such provision will be deemed to be written, construed, and enforced as so limited.

12. Amendment

This Lease may be modified or amended in writing, if the writing is signed by the party obligated under the amendment.

13. Waiver of Contractual Rights

The failure of either party to enforce any provision of this Lease shall not be construed as a waiver or limitation of that party's right to subsequently enforce and compel strict compliance with every provision of this Lease.

IN WITNESS WHEREOF, this Lease has been executed and delivered in the manner prescribed by law as of the Effective Date first written above.

LESSOR

By: _____

Ward4 LLC

Date: _____

LESSEE

By: _____

Date: _____

Credit Card# _____

Exp Date# _____

Code# _____

Address if different from above _____