

RV/BOAT STORAGE LOT – RENTAL AGREEMENT

THIS RENTAL AGREEMENT is executed in duplicate this _____ day of _____, by and between, Capital Cove Marina/Outdoor Recreation as owner agent of properties and land at Services Compound, JBAB AFB, DC 20032 (202)767-9136 from this point forward referred to as ("Owner") and _____, from this point forward referred to as ("Occupant") whose permanent address and alternate are as follows:

Occupant Contact Name (Please Print) _____

Alternate Contact Name (REQUIRED) _____

Occupant's Address _____

Alternate's Address _____

Occupant's City/State/Zip Code _____

Alternate's City/State/ Zip Code _____

Occupant's Hm Telephone # _____ Email _____

Alternate's Telephone # _____

Boat/RV Storage Lot # _____ Contract number specific to this agreement between Owner and Occupant **HH#** _____

Type of Vehicle (car, truck, camper, RV, boat) _____ Make _____ Model _____ Year _____

Vehicle License No. _____ State _____ VIN # _____

Patron agrees to pay Marina/Outdoor rec the sum of \$ _____ per _____ (*Designate daily, monthly, seasonal or annual*) for storage of items listed above.

\$ 10.00 Is the Late Fee which will be required if Occupant is 15 days delinquent on scheduled rent due date.

By placing your INITIALS HERE _____, Occupant acknowledges that the above information is correct, that all payments are due before the close of business on the day indicated, and that he/she understands that in the event of late payment, 15 days after requirement, occupant agrees to pay late fee in the amount which is listed. Occupant also agrees that all articles stored under the terms of this agreement will be sold or otherwise disposed of if no payment has been received for a continuous 45-day period.

1. PURPOSE AND DESCRIPTION OF PREMISES: It is agreed by and between Owner and Occupant that the parties have entered into this rental agreement for the purpose of leasing or renting certain space as herein described and with the express understanding and agreement that **no bailment or deposit of goods for safekeeping is intended or created hereunder**. Owner leases to Occupant and Occupant leases from Owner the above noted space (herein after referred to as the "Premises") located at the above referenced address of Owner and included in a larger facility at such address containing similar leased real property and space to other Occupants, by placing your INITIALS HERE _____, acknowledges and agrees that the Premises and the common areas of the property are satisfactory for all purposes for which Occupant shall use the Premises or the common areas of the property. Occupant shall have access to the Premises and the common areas 24 hours a day, seven days a week.

2. TERM AND RENT: The occupant shall pay owner on monthly, annual or biannual basis. A prorated amount will be applied if contract is signed on a date later than the 1st. This applies signing period only. Occupant shall pay owner on monthly, an annual or biannual basis the amount due which is shown above, due on the 1st day of the month. Occupant understands and agrees that under no circumstances will Occupant be entitled to a refund of the first months rent paid upon execution of the Rental Agreement, and, thereafter, if this Rental Agreement terminates other than on the last day of the month. Occupant shall not be entitled to a refund of a pro rata apportion of the rent for the month in which the termination occurred. The monthly rent and or charges may be adjusted by Owner effective with NAF Council review and approval, and will not be obligatory until 30 days after written notice of the fee change has been sent to the Occupant. Any such adjustments to fees and charges shall not otherwise affect the terms of this Rental Agreement and all other terms shall remain in full force and effect. By placing your INITIALS HERE _____, Occupant acknowledges the he/she understands the provisions of this paragraph and agrees to these provisions and is the responsibility of the Occupant to obey to these provisions.

3. INSURANCE: OCCUPANT STORES ALL PERSONAL PROPERTY AT THE OCCUPANTS SOLE RISK. INSURANCE IS OCCUPANTS SOLE RESPONSIBILITY. OCCUPANT UNDERSTANDS THAT OWNER WILL NOT INSURE OCCUPANT'S PERSONAL PROPERTY. To the extent that the Occupant does not obtain insurance overage for the full value of the Occupant's personal property stored on the Premises, Occupant agrees Occupant will personally assume all risk of loss, including damage or loss by burglary, fire, vandalism, wind damage, natural disaster or vermin. Owner and Owner's agents, affiliates, authorized representatives and employees ("Owner's Agents") will not be responsible for, and Occupant hereby releases Owner and Owners Agents from any responsibility for any loss, liability, claim, expenses, and damage to property or injury to persons, including without limitation any Loss arising from the active or passive acts, omission, or negligence of Owner or Owners Agents. By placing your INITIALS HERE _____, occupant acknowledges that he/she understands the provisions of this paragraph and agrees to these provisions and that insurance is Occupants sole responsibility.

IN WITNESS WHEREOF the parties hereto have executed the Rental Agreement the day and year first above written.

Property Manager _____ Date _____

Occupant _____ Date _____