

# Christmas Lake Village Storage Area Rule

Approved Date 11/9/17

Effective Date 11/9/17

1. PAYMENT: Annual rental payments are due and payable on the First day of October each year. Partial year is the same fee as the entire year. Annual fee is from October 1 until September 30 each year.
2. LOCK OUT: Failure to pay the annual rental payment by the 1st day of November each year shall also constitute a basis for termination of this occupancy agreement. If the occupancy is terminated by Christmas Lake Village for failure of member to pay the annual rental, Christmas Lake Village shall have the right to immediately remove all of the property of member. Christmas Lake Village will then store the property at member's sole expense and/secure the storage area so as to deny Member access thereto until all charges and fees have been paid.
3. MAINTENANCE: Member shall not make any alterations to the premises without the written consent of Christmas Lake Village. Member shall keep and maintain the premises in a clean and sanitary condition and shall not permit the accumulation of rubbish, liquid, waste, or refuse. At the time Member vacates area will be in a clean and orderly condition.
4. USAGE: Member shall use the premises only for mobile storage. Member shall not have the right to store any items which Member has in his possession illegally or which are items which are unlawful to be possessed by Member. The Member shall not store any flammable, explosive, or hazardous materials or illegal drugs on the premises. Further, Member agrees not to maintain any business, operate any machinery, or use the premises which are the subject of this occupancy agreement for any commercial, industrial, or retail or wholesale sales or promotional efforts, or as a manufacturing or distributing facility. The premises are intended for the sole and exclusive use of mobile storage in the possession of Member at Member's sole risk.
5. LIABILITY: This occupancy rule is made on the express condition that Christmas Lake Village shall be free from all liability and claims for injuries to any persons, including Member or any property of any kind whatever and to whomever belonging, including Member. Member hereby agrees to save and hold Christmas Lake Village harmless from any liability, loss, cost, or obligation on account of or arising out of any such injuries or losses however occurring.
6. Insurance: Member shall, at sole expense, maintain insurance on the property stored on the premises, and Christmas Lake Village shall not be responsible for theft or damage, if any, to such property caused by fire, water, or from any cause whatever; and Christmas Lake Village shall have the right to enter into and upon the premises at reasonable times for the purpose of inspecting the condition of such property.
7. Occupancy Agreement: Member must sign, date, and fill out all pertinent information on occupancy agreement prior to storing.
8. ACCESS: Member shall only have daylight access due to limited lighting.