

ATLANTA MOTORSPORTS PARK, LLC

Trailer Storage Lease Agreement

20 DUCK THURMOND RD., DAWSONVILLE, GA 30534, TELEPHONE # 678-381-8527

This mutual agreement, **dated:** _____ is between the **Tenant:**
_____ And the **Landlord, Atlanta Motorsports Park**, located in
Dawson County, in the state of Georgia, *to rent the rights to store one of the following items.*
Solely at the Tenant's risk.

_____ Boat _____ Trailer _____ RV _____ PWC _____ Other _____

Make: _____ Length: _____ ft Color: _____ Registration: _____

Trailer Tag/ID # : _____

Trailer Lock Combination: _____

*If it is a keyed lock then a copy of the key must be furnished to AMP.

Tenant Information: (Picture I.D. required)

Name: _____

Cell Phone: _____

Other Phone: _____

Address: _____ APT: _____

City: _____ State: _____ Zip Code: _____

All annual agreements are for a minimum of 12 months. All rates are based on a minimum period of 12 months. Shorter periods may be available based on conditions and availability of space. Shorter periods will be calculated for a minimum of 1 month at the annual rate plus 50%. This rate may be pro rated as a weekly fee, a week equals 1/4 of a month. No time periods shorter than 1 week will be agreed to.

Monthly Rate:	
Small- 1'-18'	\$110.00/month
Medium- 18.1'-30'	\$135.00/month
Large- 30.1'-Larger	\$165.00/month

Annual Rate:	
Small- 1'-18'	\$1,320.00
Medium- 18.1'-30'	\$1,620.00
Large- 30.1'-larger	\$1,980.00

\$ _____ per month for _____ years.

\$ _____ per year for _____ years.

Check # _____

or credit card (Visa/MasterCard)

Cardholder Name: _____

_____ Expiration: _____ CVV: _____

COMMENCEMENT DATE: _____ **TO EXPIRATION:** _____

NO REFUNDS

Notice of election not to renew this agreement must be given in writing 30 days prior to expiration. If Tenant fails to give such notice, this agreement converts to a month-to-month agreement and the Tenant will owe the Landlord the then current monthly rental rate of the above described space. Landlord may terminate this contract at any time. **There will be a 5% late fee for rent not paid within 5 days of the due date. If payment is not received within 10 days of due date, the computer may void your access code. Landlord may lock, move or boot Tenant's property which is improperly stored or delinquent in payment of rent. If payments are more than 30 days late, Tenants property will be towed and contract will be void.**

Tenant agrees that insurance on his/her personal property is his/her sole responsibility and acknowledges that Atlanta Motorsports Park, LLC does not maintain coverage on the personal property of the Tenant. Atlanta Motorsports Park, LLC shall have no liability for any damage caused by, but not limited to acts of God, vandalism, theft or specific acts of the other Tenants.

Atlanta Motorsports Park
LANDLORD: _____

TENANT: _____

DATE: _____

Terms and Conditions

1. Tenant agrees that all charges for rental space of other requested services are binding by this agreement in Dawson County in the state of Georgia and that **no property shall be removed from the premises until all fees are paid in full.**

INITIAL HERE: _____

2. Tenant agrees not to assign, transfer, or allow the use of the assigned space to any other party without the written consent of the Landlord.
3. Tenant agrees not to store any hazardous materials in the storage space or store flammable liquids other than in approved containers.
4. Tenant agrees to remove any personal property from the boat/trailer/RV/or other item prior to storage and understands that the Landlord is not responsible for any such items left on board.
5. Tenant agrees that if rental payments become delinquent, Landlord has the right to take over the property and secure the property to the space or relocate the property to another location.

6. **Electrical receptacles are provided for charging batteries only. Electricity is not provided for heaters, refrigerators, lights and ect..** Excess usage of electricity in violation of this policy will result in a \$100.00 fine to tenant, payable to the landlord during month of violation.

INITIAL HERE: _____

7. Tenant agrees that Landlord has the right to relocate the Tenant's item to a different space if need be. Landlord will make an attempt to notify Tenant if a change is necessary.
8. Tenant is responsible for any damages they may cause to buildings or other Tenant's property.
9. Tenant agrees that Landlord, his/her agents, employees and assignees shall not be liable to Tenant, his/her agents, licensees or invitees for any loss or damage, injury or death caused to them or to their property as the result of the use and occupancy of the space and premises or any other cause. It is further agreed that any stored property is placed in this space at Tenant's sole risk, and Landlord and Landlord's agents, employees and assignees shall have no responsibility or liability for any loss or damage to said property from any cause whatsoever, including the active or passive acts, omissions, or negligence of the Landlord or Landlord's agents, employees or assignees. Tenant acknowledges that Landlord does not warrant or represent that stored property will be safely kept, nor that it will be secure against theft, nor that the premises and space are secure against hazards caused by fire or the elements of the weather. It is agreed by Tenant that this release of Landlord's liability is a bargained for condition of the rent set forth here, and that were Landlord not released from liability as set forth here, a much higher rent would have to be agreed upon. Tenant acknowledges that Landlord has read and understands the provisions of this paragraph and Tenant agrees to comply with its requirements.

INITIAL HERE: _____

10. Tenant acknowledges that Landlord does not provide insurance covering tenant's stored property. Tenant agrees to maintain at his/her expense a policy of fire and extended coverage insurance with a theft, vandalism and malicious mischief endorsement for the full replacement value of his/her stored property. This insurance is for the benefit of both Tenant and the Landlord.

INITIAL HERE: _____

11. It is the responsibility of the Tenant to pay the rent when due.
12. If Tenant puts a lock on his/her trailer he/she will supply Landlord with a spare key. Otherwise, Tenant will either move property within 24 hrs after Landlord requests OR will give Landlord permission to cut lock. (Not replaced by Landlord.)
13. Tenant will secure his/her trailer as a precaution from moving by blocking his/her wheels.

INITIAL HERE: _____