

*Captain's Cove Boat Storage*  
Taylorsville Lake, KY 40071 (502) 839-8259  
BOAT/RV STORAGE LEASE AGREEMENT

THIS LEASE IS MADE AND ENTERED INTO THIS \_\_\_\_ DAY OF \_\_\_\_\_,  
20\_\_\_\_ BETWEEN CAPTAIN'S COVE BOAT STORAGE (CCBS) AS LESSOR AS  
DEFINED IN KRS 359.200 ET. SEQ. AND LESSEE WHOSE INFORMATION  
FOLLOWS:

LESSEE'S NAME(S) \_\_\_\_\_

STREET ADDRESS \_\_\_\_\_

CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_

PHONE NUMBER(S) \_\_\_\_\_

DO YOU HAVE BOAT/RV INSURANCE? YES \_\_\_\_\_ NO \_\_\_\_\_

MAKE OF BOAT \_\_\_\_\_ COLOR \_\_\_\_\_

LESSEE AGREES TO PAY LESSOR \$ \_\_\_\_\_ ANNUALLY/SEMI-ANUALLY  
FOR SPACE \_\_\_\_\_

1. THIS LEASE IS FOR A TWELVE (12) MONTH TERM. THIS LEASE IS AUTOMATICALLY EXTENDED FOR ONGOING SUBSEQUENT (12) MONTH TERMS UNLESS THIRTY (30) DAYS WRITTEN NOTICE IS GIVEN BY EITHER PARTY NOT TO RENEW.
2. PLEASE MAIL PAYMENTS TO: CAPTAIN'S COVE BOAT STORAGE, 1389 BRUNER ROAD, LAWRENCEBURG, KY 40342. YOUR ACCESS WILL BE DENIED IF PAYMENT IS NOT RECEIVED BY THE DUE DATE.
3. THERE IS A \$50 CHARGE FOR ANY CHECK THAT IS DRAWN ON INSUFFICIENT FUNDS OR CLOSED ACCOUNTS.
4. LESSEE AGREES THAT CCBS HAS A LIEN FOR ITS RENT, PURSUANT TO KENTUCKY REVISED STATUTES SECTION 355.7-209, ET. SEQ., AND ANY RIGHT GRANTED THEM BY KRS, INCLUDING RETENTION OF MERCHANDISE OR PROPERTY BEING STORED. LESSEE UNDERSTANDS THAT IF RENT IS TEN (10) DAYS PAST DUE, THIS STORAGE LEASE WILL BE DEEMED AS EXPIRED AND STORAGE SPACE WILL BE CLEARED OF ALL ITEMS SO THE SPACE CAN BE LEASED TO ANOTHER PARTY. LESSEE FURTHER UNDERSTANDS THAT ALL ITEMS OF DELINQUENT RENTERS NOT CLAIMED WITHIN SIXTY (60) DAYS WILL BE SOLD AT PUBLIC AUCTION AFTER SUFFICIENT NOTICE.
5. LESSEE AGREES TO PROVIDE THEIR OWN INSURANCE. LESSEE UNDERSTANDS THAT CCBS IS NOT RESPONSIBLE FOR ANY CONTENTS OF ANY STORAGE SPACE. FURTHER, CCBS IS NOT RESPONSIBLE FOR ANY ACCIDENT OR DAMAGES SUSTAINED RESULTING FROM ACTS OF EITHER PARTIES, GOD OR NATURE.

6. THIS STORAGE SPACE IS FOR A BOAT/RV AND RELATED EQUIPMENT. LESSEE AGREES NOT TO STORE HAZORDOUS MATERIALS SUCH AS EXPLOSIVES, GASOLINE, FLAMMABLE MATERIALS OR HAZARDOUS MATERIALS OF ANY NATURE OR TYPE.
7. IN THE EVENT LESSEE OR THEIR AGENTS, GUESTS, SERVANTS OR EMPLOYEES DAMAGE OR CAUSED TO BE DAMAGED PROPERTIES OF CCBS, LESSEE AGREES TO REIMBURSE CCBS AN AMOUNT EQUAL TO SUCH DAMAGE INCLUDING REASONABLE ATTORNEYS FEES. LESSEE ASSUMES RESPONSIBILTY FOR ALL ACTIONS OF ANY AGENT, SERVANT, GUEST, EMPLOYEE OR MEMBER OF THEIR PARTY.
8. LESSEE AGREES THAT THE MANAGERS OF CCBS OR THEIR AGENTS MAY ENTER THE STORAGE SPACE AT ANY TIME DEEMED NECESSARY WITHOUT NOTICE TO LESSEE TO INSPECT, IMPROVE, REPAIR, PROTECT OR MAINTAIN PREMISES.
9. UPON LESSEE VACATING PREMISES, ALL ITEMS MUST BE REMOVED BY LESSEE.
10. IN CASE OF A WARRANTED EMERGENCY AT CCBS CALL 911 AND (502) 839-8259.

LAW APPLICABLE: KENTUCKY STATE LAW GOVERNS THIS AGREEMENT.

INVALID PROVISION: THE PROVISIONS OF THIS AGREEMENT ARE SEVERABLE. IF ANY PROVISION OF THIS AGREEMENT IS DECLARED TO BE VOID, INVALID OR UNENFORCEABLE, IT IS THE INTENTION OF ALL PARTIES TO THIS AGREEMENT THAT THE REMAINDER OF THE AGREEMENT WILL REMAIN VALID AND ENFORCEABLE.

LIABILITY WAIVER: IT IS EXPRESSLY AGREED THAT ALL USE OF CCBS FACILITIES SHALL BE UNDERTAKEN BY LESSEE AND YOUR GUEST(S) AT YOUR SOLE RISK. IT IS FURTHER AGREED THAT CCBS SHALL NOT BE LIABLE FOR ANY INJURIES OR DAMAGE TO LESSEE OR YOUR GUEST(S), NOR THE PROPERTY OF ANY LESSEE OR GUEST(S), NOR BE THE SUBJECT OF ANY CLAIM, DEMAND, INJURY OR DAMAGES WHATSOEVER, INCLUDING BUT NOT LIMITED TO THOSE DAMAGES RESULTING FROM ACTS OF ACTIVE OR PASSIVE NEGLIGENCE ON THE PART OF LESSOR, ITS SUCCESSORS OR ASSIGNS OR ITS OFFICERS AND AGENTS. I CERTIFY, THAT I HAVE READ AND WILL ABIDE BY ALL RULES AND REGULATIONS OF CCBS, THAT I HAVE FULLY READ THIS AGREEMENT AND WILL COMPLY WITH THE CONTENTS HEREIN, THAT EVERYONE ENTERING CCBS FACITLITES IS COVERED BY HEALTH INSURANCE, THAT I AM FULLY INSURED INCLUDING LIABILITY INSURANCE AND THAT I AM AT LEAST 21 YEARS OF AGE

LESSEEE \_\_\_\_\_

LESSOR (CCBS) \_\_\_\_\_