WINTER STORAGE LEASE

THIS AGRE	EMENT, made this	day of		, 2020, by and between the
LAPORTE COUNTY	AGRICULTURAL	ASSOCIATION	N, INC. d/b/a the LaP	Porte County Fair ("LESSOR")
and, whose address is, (City				
of)	, (State of)		_, (Zip Code)	, (Cell Phone Number)
	, (Email <mark>)</mark>			
LESSEE place	es with LESSOR and	d LESSOR agre	ees to hold for safeke	eping, the following described
property ("Property"):	:			
ITEM: CAR	BOAT	RV	MOTORCYCLE	OTHER
Description:				
Model:			Year:	Color:
License:			Fair-Measured Length:	
		WITNESS	ЕТН	
for a term beginning (October 24, 2020, and of this Lease. LESSI	d ending on Apri	1 17, 2021, unless soo	d in LaPorte County, Indiana, ner revoked by LESSOR into between LESSEE and
2. The rent for full to LESSOR upon consent of LESSOR.	r the subject winter so the execution of this	torage space sha Lease. LESSEF	ll be E shall not assign or su	(\$) payable in ublet this Lease without written
3. LESSOR sl provisions of this Lea	_			SSEE fails to comply with
demand, or cause of a arising out of LESSEI but not be limited to a	ction that may be or of E'S rental of storage any and all damage ca	could arise in the space and the use sused to the prem	e future against LESSO e of the same. The ab hises and other proper	inst each and every claim, OR by reason of or in any way ove indemnity shall extend to ty or items stored and located s who may be on the premises.

- 5. LESSEE further agrees that LESSOR shall have no liability whatsoever or to any extent for or on account of any injury to any Property of LESSEE or to LESSEE at any time for or on account of the destruction of any Property at any time on said leased premises. LESSEE hereby releases LESSOR from any and all responsibility whatsoever in connection with LESSEE and LESSEE'S property and acknowledges LESSEE'S rental and use of the premises shall be solely at LESSEE'S risk. In the event of any loss to the premises and/or contents thereof, LESSEE shall look solely to his insurance coverage, if any, and shall make no claim whatsoever against LESSOR. LESSEE understands that batteries, gas tanks, canopies, anchors, rope, trailers and other equipment are not the responsibility of LESSOR. LESSEE hereby agrees not to store any petroleum based, toxic, flammable or combustible material or objects on or about the premises.
- 6. LESSEE understands that the Lease terminates on April 17, 2021. LESSEE further acknowledges that should LESSEE hold over and retain or allow his Property to remain on the premises after the expiration of the Lease on April 17, 2021, LESSOR will have the right to remove and store LESSEE'S Property from the winter storage space and place LESSEE'S Property on an outside location. LESSEE further acknowledges that if his Property remains stored on an outside location, that beginning on April 17, 2021, his occupancy of the premises shall be that a tenant from month to month at 150% of the above stated prorated rate and all covenants, conditions, rules and regulations contained in the Lease shall continue in full force and effect so long as LESSEE retains possession of the premises. LESSEE further acknowledges and recognizes that LESSEE, during any term, condition, or holdover, is not allowed in and out privileges and, further, no repairs are to be made to the Property while in storage. Specifically, Property will not be removed from storage during the time period of the initial beginning of the term of the Lease, until conclusion of the April 17, 2021, time period and LESSEE shall have no access to the Property during the term of this Lease.
- 7. LESSEE further understands that each party agrees to indemnify and save harmless the other party against and from any and all claims by or on behalf of any person, firm or corporation arising from any default in the performance of any covenant or agreement on its part to be performed under this Lease. Additionally, each party shall pay the other parties reasonable legal costs and attorney's fees incurred in successfully enforcing against the other party any covenant, term or condition of the Lease. In the event LESSEE fails to comply with the terms and conditions of this Lease and hold over, the LESSOR shall have the right to exercise remedies of disposing of collateral and foreclosing on statutory liens pursuant to Indiana Law.

IN WITNESS WHEREOF, the parties hereto have entered into this Lease the day and year first written above.

LESSOR	LESSEE
LaPorte County Agricultural Association, Inc. d/b/a LaPorte County Fair	
By:	X
(Printed Name)	(Printed Name)