

Boats

North Coast Indoor Storage Company, LLC.

Storage Agreement

This Agreement is made on this _____ day of _____ by and between North Coast Indoor Storage Company, LLC, ("NCISCo") and Owner who is:

Name _____ Telephone Number _____

Street _____ Email Address _____

City, State Zip _____

NCISCo and Owner, for good and valuable consideration, agree as follows:

1. NCISCo assigns a storage area at 1311 Chardon Road, Euclid, Ohio 44132("Premises") to Owner from _____ to _____, ("Storage Period"), to provide storage for the following boat.

Boat Name _____ Registration Number _____

Year/Make/Model _____ Length _____ \$43 Seasonal Storage or
 \$48 Seasonal Access or
 \$53 Annual Access

2. Owner pays NCISCo the sum of \$ _____ (Fee)

\$ _____ (Sales Tax @ 8.0%)

\$ _____ (Total)

Total storage fee for the Storage Period due upon signing this Agreement unless other payment arrangements have been agreed to in writing by the parties.

3. Owner has read and agrees to the "Terms and Conditions of Storage" attached hereto and made a part of this Agreement.
4. Owner has read the applicable "Access Level Descriptions" and has selected access level:
5. If NCISCo is unable to contact Owner in an emergency, Owner authorizes and directs NCISCo to contact:

Name _____ Telephone _____

IN WITNESS WHEREOF, NCISCo and Owner have signed this Agreement by their authorized representatives effective on the date first written above.

NCISCo: By: _____

Its: _____

Mail completed contract to:
NCIS
34799 Curtis Blvd., Unit A
Eastlake, OH 44095

Owner: _____

TERMS AND CONDITIONS OF STORAGE

1. NCISCo grants Owner permission to store Stored Property in an area designated by NCISCo on the Premises for the Storage Period.
2. Boats are placed on a boat trailer, cradle, or on blocks and jack stands all supplied by the Owner. All Stored Property is removed from the Premises at the expiration of the Storage Period. In the event Owner fails to remove Stored Property at the end of the Storage Period, storage fees are invoiced at twice the published rate then in effect. If there is not a contemplated or actual subsequent Storage Period, all Owner Property, Stored Property or Other Property, is removed either at the expiration of the Storage Period if further storage is not contemplated or before the next Storage Period begins if storage is contemplated, but does not occur.
3. In the event Owner fails to pay storage fees as agreed during or after the Storage Period within ten (10) days after due, the Storage Agreement is cancelled, and Owner has ten (10) days to remove all Owner Stored Property and Other Property. NCISCo reserves the right to sell Stored Property or Other Property after any storage fees, during or after the Storage Period, are unpaid for over ninety (90) days and apply the sale proceeds against any sums due NCISCo. Any excess sale proceeds are refunded to the Owner.
4. Owner agrees to maintain physical damage insurance coverage on Stored Property and Other Property throughout the term of this Agreement.
5. Owner is prohibited from causing any dangerous or adverse environmental condition or fire hazard on or near the Premises.
6. No toxic chemicals or other toxic substances are utilized or stored on or within Stored Property or the Premises.
7. At no time is Owner permitted to perform to perform electrical or fuel system work on Stored Property. All boat batteries are removed or disconnected before Storage Period commences.
8. All holding tanks are emptied and bottoms cleaned before a boat is stored.
9. Owner is prohibited from disposing of any paper, refuse, garbage, or any other type of solid waste except in containers provide by NCISCo.
10. Access to electrical power is provided by NCISCo in designated areas only.
11. NCISCo is not responsible for and has no liability whatsoever for any loss, theft, or damage from any cause whatsoever to Stored Property or Other Property while Stored Property or Other Property is on the Premises. Owner agrees to defend, indemnify and hold harmless NCISCo, its employees and agents, from and against all claims for injury, including death, or damage to or theft of any property arising out of the negligence of NCISCo, its employees and agents. Owner agrees to waive subrogation on all
12. NCISCo discloses to Owner that it does not carry any insurance of any type or kind for the benefit of Owner or any Owner property.
13. NCISCo discloses to Owner that it does not carry any insurance of any type or kind for the benefit of Owner or any Owner property.
14. Owner is prohibited from assigning Owner's rights under this Agreement to any person or entity.
15. NCISCo retains possession of a set of keys to all motorized vehicles.
16. Owner grants permission to NCISCo to move Stored Property and Other Property to access other property on the Premises, to prepare items for owner pick-up, or in case of emergency.
17. If it is necessary to move a boat stored on a cradle or jack stands in advance of or after the agreed pick up date, NCISCo reserves the right to invoice Owner for the costs associated with the move.
18. NCISCo provides several different levels of access to Stored Property during the Storage Period as selected and paid by Owner. The various available access plans are in a separate document.