

**MacBrandon's  
LEASE AGREEMENT**

This agreement is made and entered into this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by and between MacBrandon Industries, LLC, (Hereinafter "Lessor") and \_\_\_\_\_ (Hereinafter "Lessee"), subject to the terms and conditions of this agreement Lessor, leases to the Lessee and the Lessee takes by hire Boat Shed No. \_\_\_\_\_ located at 42924 Highway 23, Venice, LA, 70091.

1. The Term of this agreement shall be \_\_\_\_\_ months, beginning on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, and ending on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.
2. **CONTACT INFORMATION:**  
Owner's address: \_\_\_\_\_, City \_\_\_\_\_ State/Zip \_\_\_\_\_  
Telephone # w/area code: \_\_\_\_\_; Cell Ph. \_\_\_\_\_  
Email address: \_\_\_\_\_  
Emergency Contact: \_\_\_\_\_ Telephone# \_\_\_\_\_  
Name of Boat and/or Type: \_\_\_\_\_  
Insurer: \_\_\_\_\_.
3. **RENT:** Lessee shall pay for use of the shed \$ \_\_\_\_\_ per month, quarterly, or annually (circle one).  
Rent shall be paid in advance. 30 days prior to the end to the term, owner will notify Lessor, in writing whether owner desires to enter into a new lease agreement.
4. **SECURITY DEPOSIT:** Security Deposit in the amount \$ 200.00 to be held for the performance by Lessee's covenants and obligations under this lease.

**PAYMENT** of rent and deposit shall be payable to: MacBrandon Industries, LLC      Phone# (504) 712-9020  
10018 River Rd      (504) 669-3254  
Saint Rose, LA 70087

5. **INDEMNITY:** Lessee shall exercise due care in the use of the Boat Shed and shall vacate the same in good condition subject to normal use. Lessee shall indemnify Lessor, against all claims and damages arising from the owner's possession and use of Boat Shed.
6. **INSPECTION and RESPONSIBILITY:** Lessee acknowledges that he has inspected the Boat Shed and that it is adequate for use. This contract is not a bailment of the owner's vessel. Lessor, will make reasonable effort to contact owner in the event of dangerous conditions but is not responsible for moving vessel from its assigned space for any reason.
7. **LESSEE RESPONSIBILITY:** Lessee shall be responsible for any damage to the Boat Shed and for the operation of the placing and removal of their vessel. Lessor, shall not be liable for the loss of any vessel, theft, or damages of any kind to person, gear, or equipment. It is the Lessee's responsibility to maintain and keep insurance coverage for loss, theft, or damages of any kind.
8. **STORMS/DAMAGES:** Lessor, shall not be responsible for loss of or damages to vessels as a result of a storm or hurricane. Lessee shall be responsible for any loss or damages to Lessor's structure and pilings in the event of a storm or hurricane. Lessee shall make arrangements for removal of their vessel in the event of a named storm (hurricane) or other storm events, and if such storm or hurricane becomes a threat; Lessee needs to use good common sense.

9. **TERMINATION:** Once the term of this agreement expires, Lessee shall remove his vessel, mail gate token back to lessor and leave lock in the door. If vessel is not removed, Lessor, will remove the vessel at Lessee's risk and expense. Security Deposit will be returned after gate token has been received and all personal items has been removed from Stall.

**10. RULES AND REGULATIONS:**

- A. Lessee shall not conduct any illegal operations in the use of the Boat Shed.
- B. Lessee shall store all of his equipment inside the Boat Shed and be responsible for locking of the shed.
- C. In the event of an emergency, Lessor, shall have the right to remove owner's vessel and owner shall reimburse Lessor, for cost incurred in the emergency situation.
- D. No fires or fueling of vessels allowed.
- E. Reasonable maintenance work is allowable in the shed areas.
- F. No living or habitation in Boat Shed areas.
- G. No freezers or air conditioners allowed. Electrical use shall be limited to battery chargers and hand tool operation.
- H. Boat Shed will only be occupied by Lessee's boat. No slip changes will be allowed or assignment of or sub-leasing of shed space unless authorized by Lessor.
- I. Lessee must allow Lessor to inspect boat stalls periodically or during emergency situations and should provide Lessor with spare keys of lock's code.
- J. Lessee shall not allow access to the Boat Shed area by persons other than those allowed and designated by him. Access cards issued to Lessee shall be controlled by the Lessee in a responsible manner.

11. **GARBAGE:** Lessee shall dispose of all garbage, refuse, or waste of any kind. No one shall discharge oil, fuel, solvents, or flammable liquids on the premises.

12. Lessor, shall not be responsible for any electrical outage.

13. **VESSEL INSURANCE:** Lessee shall keep in force and effect liability insurance for his vessel and notify Lessor, of coverage.

This agreement is governed by the Laws of Louisiana and venue in any litigation or arbitration regarding this agreement shall be in the State of Louisiana. Lessee shall pay for any cost incurred by Lessor, in enforcing this agreement.

We, the undersigned, agree to all the terms and conditions set forth in this agreement:

\_\_\_\_\_  
Date: \_\_\_\_\_

Signature of Lessee

\_\_\_\_\_  
Print name of Lessee

\_\_\_\_\_  
MacBrandon Industries, L.L.C, Representative

Date: \_\_\_\_\_

End of the Line  
BOAT STORAGE  
2018 BOAT SHED RATE SCHEDULE

34' SHEDS:

1. \$1800 for **12 month** term + \$ 200.00 (Security Deposit) Prepaid
2. \$ 600.00 Quarterly +\$ 200.00 (Security Deposit) Automatic Bank Draft

50' SHEDS:

1. \$2400 for **12 month** term + \$ 200.00 (Security Deposit) Prepaid
2. \$ 220.00 Quarterly +\$ 200.00 (Security Deposit) Automatic Bank Draft

Super 50' SHEDS:

1. \$3000 for **12 month** term + \$ 200.00 (Security Deposit) Prepaid
2. \$ 900.00 Quarterly +\$ 200.00 (Security Deposit) Automatic Bank Draft

Outside Boat Storage

1. \$1200 for **12 month** term + \$ 200.00 (Security Deposit) Prepaid
2. \$ 120.00 Monthly +\$ 200.00 (Security Deposit) Automatic Bank Draft

Gate FOB and Padlock will be supplied to you, in order to receive your Security Deposit back you must be returned both Gate FOB and Padlock at the expiration of your lease agreement.

PLEASE MAKE ALL CHECKS PAYABLE TO:

MacBrandon Industries, L.L.C.  
P.O Box 848  
Saint Rose, LA 70087

**End of the Line Boat Storage  
tenant information**

TENANT INFORMATION

Name:

Address:

City:

State:

Home Phone:

Office:

Cell:

E-mail:

EMERGENCY CONTACT INFORMATION

Name:

Address:

City:

State:

ZIP Code:

Tel:

Cell:

e-mail:

BOAT INFORMATION

Brand:

Size:

Insurance Name:

BOAT STALL LEASE INFORMATION

Stall Number

Lease Starting  
Date

Lease Expiration  
Date

Amount Paid

Signature of applicant

Date

Please fax copy to: 504-712-9021 or send by e-mail to: sak0992@hotmail.com

Make payments to: MacBrandon Industries, L.L.C.

P.O. Box 848

Saint Rose, LA 70087