

Vehicle: _____

Chiriqui Storage Vehicle Storage Contract

Leased Premises. I, _____ (lessee) hereby lease outdoor storage space for a vehicle from Active Enterprises, Inc (landlord) for a period of _____ month(s) and for a monthly lease amount of \$ _____, starting on _____, 201____, and subject to the following:

TERMS:

Payment Terms. Payments shall commence on the day this contract is signed and prorated for the first month and continue to be payable in advance on the first day of each month at the office of the landlord or as the landlord may direct. Payments shall be made in cash or local bank check. The receipt of a check shall not be considered payment if the check is dishonored or not paid for any reason, and said action shall constitute grounds for immediate termination of this agreement. In addition, a charge of \$35.00 will be assessed for any dishonored check. No refunds will be made for partial month rentals. A MONTHLY BILL WILL NOT BE SENT TO YOU

Delinquent Accounts. A \$15.00 late fee will be charged each month that payment is not received by the 5th of the month. After the payment is 30 days late landlord will not allow the vehicle to be removed until all storage charges are paid. There will be extra charges depending on how long a vehicle is left and not paid for. Landlord will attempt to contact lessee by email, telephone and by posting a delinquency notice on the vehicle stored if the account becomes more than 60 days delinquent. If the account is still delinquent 15 days after landlord's efforts to contact lessee, the landlord will consider the vehicle to be "abandoned property" and the landlord may dispose of the vehicle through sales or any other means. Any proceeds from the sale of the vehicle become the sole possession of the landlord. Chiriqui Storage has the option to have the vehicle towed from the premises at the vehicle owner's expense. Chiriqui Storage may terminate this contract at any time upon giving seven days written (email and posting) notice to the owner. If such occurs any pre-paid balance will be refunded.

Access. Lessee is granted access between 7 AM and 7 PM, seven days a week except for those instances where landlord has placed a notice on the vehicle stored for non-payment. In addition, access may be given to any legal government authority such as the national police or the fire department. Landlord shall not be responsible for any loss occasioned as a result of authorized entry to the vehicle stored under this section.

Insurance. Lessee understands that landlord does not carry any insurance on any vehicles stored at the facility. The landlord strongly encourages all lessees to purchase insurance on their personal property. The landlord strives to provide a secure environment for the storage area but there are no guarantees as to safety. Vehicle owner releases all claims against Chiriqui Storage property owner(s), representatives, agents, and employees from any and all damage or loss to vehicle or its contents, including, but not limited to, theft, vandalism, fire, windstorm, flood, hail, tornado, weathering, acts causing personal injury, and any other injury or damages while vehicle is stored at Chiriqui Storage beyond the control of Chiriqui Storage. By signing the contract below the vehicle owner understands that storing the vehicle at Chiriqui Storage is at his/her own risk.

Intended Use. The vehicle space allotted is intended for storage purposes only and shall not be used for conducting any business. Nor shall any electrical or mechanical devices be operated in or outside of the vehicle. In addition, the following conditions must be met:

1. Proof of ownership must be provided
2. Notify Chiriqui Storage of any change of address, phone number, ownership of vehicle or any other pertinent information
3. Park vehicle only in the space/lot assigned by Chiriqui Storage; only one vehicle per space
4. Owner must provide length and width of vehicle
5. Vehicle must be in working order, with no flat tires, no leaks (surcharge for cleaning up leaks) while stored at Chiriqui Storage
6. Vehicle must be lawfully licensed and titled at all times while stored at Chiriqui Storage
7. All personal effects and valuables must be removed from the stored vehicle
8. Alarms must be disarmed prior to storage; if an alarm is not disarmed and activates while stored a penalty will be charged, as well as the vehicle being broken into to disarm the alarm

Responsibilities. Lessee shall keep the area around his/her vehicle clean and free of debris. The lessee may cover the vehicle. Do not run an engine for more than 5 minutes; you will be asked to shut off. Lessee shall be financially responsible for any repairs and clean up to the storage area by reason of misuse or negligence. Lessee acknowledges having inspected the space and found it to be in a clean and sanitary condition. Upon termination of this contract, lessee shall remove the vehicle from the space and immediately deliver possession of the space to landlord in the same condition as found at the commencement of this contract.

Compliance. Lessee agrees that throughout the term of this contract that requirements and laws may change and lessee agrees to comply with these changes or vacate the rental area by the first working day of the next month. Lessee agrees that if any time there is failure to comply with any of the terms of this contract lessee will remove the vehicle stored within seven days of being notified by email, phone or posting. In the event of termination due to any non-compliance with this contract the landlord will access the vehicle and dispose of the contents through sales or other means deemed appropriate by landlord. Any proceeds from the sale of these personal items shall become the sole possession of the landlord.

Joint Owners. If more than one lessee shares the space, this contract applies jointly and severally to all lessees of the storage area and each lessee must sign a copy of this contract. Notice provided to one lessee constitutes notice to all lessees for all purposes whatsoever. Each lessee is solely responsible for the entire monthly payment and the entire contract amount. If a joint lessee wants to join at a later date a new contract must be signed.

Prohibited Items. Lessee agrees that at no time will any of the following items be stored in the area:

- | | |
|------------------------------------|---------------------------------------|
| A. Illegal items | B. Food/beverage items/animal food |
| C. Flammable liquids and materials | D. Explosives/firearms/ammunitions |
| E. Corrosives | F. Hazardous/toxic material and waste |
| G. Animals or people | H. Wet or damp items |
| I. Trash | |

Mediation. All disputes arising out of this contract shall be brought to mediation before being brought to the Panamanian Court System.

Entire Agreement. This contract represents the parties' complete understanding of the entire agreement and no modifications or alternation of this agreement may be made except in writing and signed at the bottom by or on behalf of both parties.

By signing and dating this Contract I certify that I have been provided a copy of this Contract in both English and Spanish and that I understand the terms in each language.

Vehicle Owner _____ Cedula/Passport # _____ Phone _____

Address _____ Email _____

Type of Vehicle _____ Model _____

Year _____ License Plate _____ Length & Width _____

Other Characteristics _____

Copy of Ownership scanned: YES NO

Copy of Cedula scanned: YES NO

Owner Signature _____ Date _____

Joint Owner Signature _____ Date _____

Signature _____ FOR ACTIVE ENTERPRISES, INC.