



1116 West Ewing Street
Seattle, WA 98119

206.216.2255
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ANNUAL LEASE AGREEMENT

Please fill it out all information and return to Carol

AGREEMENT made this _____ day of _____, 20____, by and between Seattle Rowing Center, a Washington LLC, (hereinafter "SRC") and the person signing this agreement below as "Tenant".

1. LEASE: SRC hereby leases to Tenant and Tenant hereby leases from SRC rack space in SRC boathouse on a month to month basis. The specific space to be leased by Tenant may be changed by SRC at any time. A Tenant's boat may be moved for various reasons. These include but are not limited to: 1) little to no use of boat, 2) the size and weight of the boat and, 3) accessibility issues of other Tenants. As a courtesy, the Tenant will be notified of relocation by mail, email or phone using the information shown below.

2. USE: The leased space shall be used by Tenant for storage of the boat, oars, and other rowing equipment described below and for no other purpose whatsoever. The space may not be sublet or otherwise used by anyone other than Tenant without the prior consent to SRC.

3. RENT: Tenant and SRC agree that rent is due the first day of every month. Invoices will not be sent. It is the responsibility of the tenant to pay on time. Payment is considered late as of the 2nd day of the month.

A late charge of twenty dollars (\$20.00) shall be due and payable by Tenant for each thirty (30) day period during which the rent is delinquent.

4. RULES AND REGULATIONS: Tenant agrees to comply with the rules and regulations of SRC in force on the date of this agreement and as they may hereafter be amended by SRC from time to time.

5. DEFAULT: If payment of rent is delinquent for a period of thirty (30) days Tenant agrees that SRC may relocate the boat, oars and other equipment belonging to Tenant to other less accessible space within the boathouse. If payment of rent is delinquent for a period of sixty (60) days, Tenant agrees that SRC may remove Tenant's boat, oars and other equipment and store the same at Tenant's expense outside the boathouse. If payment of rent is delinquent for a period of three (3) months, Tenant's boat, oars and other rowing equipment shall be deemed abandoned and shall thereupon become the property of SRC.

The Tenant shall be notified at the contact information provided at the time of initial default, 30 day and 60 day benchmark.

6. TENANT'S WAIVER, RELEASE AND HOLD HARMLESS: In consideration for the lease of space, Tenant hereby expressly waives against SRC, its officers, agents, and employees all claims which Tenant, Tenant's successors, heirs, personal representatives, and assigns may here for personal injury, death, property damage, or theft arising out of or as a consequence of storage of tenant's boat, oars and other equipment in SRC's boathouse. Tenant further agrees to indemnify, defend and hold harmless SRC, its officers, agents, and employees and anyone else acting on SRC's behalf, for and against all claims, for personal injuries, death, property damage or theft and all demands, causes of action, and suits arising out of or in any way incident to Tenant's use of SRC's premises.

7. INSURANCE: Tenant is solely responsible, at Tenant's sole cost and expense, To obtain an individual insurance policy insuring Tenant against damage to or theft of Tenant's boat, oars and other equipment.

8. TERMINATION: This agreement may be terminated by written notice given at least ten (10) days prior to the date the next months' rent becomes payable.

1). If termination is at the instance of Tenant, a condition of termination is the removal of Tenant's boat, oars, and other equipment by the date the next rent would otherwise be due and payable. If termination is at the instance of SRC, Tenant shall have thirty (30) days to remove Tenant's boat, oars, and other equipment. If Tenant fails to remove Tenant's boat, oars, and other equipment, SRC may at its election, store it at Tenant's expense or deem it abandoned, thereupon becoming the property of SRC.

9. ATTORNEYS FEES: If suit is initiated to enforce any term of the agreement, the prevailing party shall be entitled to recover its reasonable attorneys' fees in addition to all other relief to which it may be entitled.

SEATTLE ROWING CENTER

TENANT

By _____
Signature

Printed Name

Street Address, City, State, Zip

Home phone Work Phone

Email

BOAT/OAR INFORMATION:

Make of Boat Type of Boat Year of Boat Boat Serial #

Make of Boat Type of Boat Year of Boat Boat Serial #

Make of Oars Serial Number of Oars