



Braddock Realty Holding Company, L.L.C.

Airport Industrial Park, LLC
Martinsville Shopping Center, LLC
Chimney Rock, LLC
BRC Florida Holdings, LLC
Airport Industrial Park 2, LLC

14476-101 Duval Place West
Jacksonville, FL 32218
Phone 904-493-5555
FAX 904-741-4912
lwaas@aip-jax.com

STATE OF FLORIDA - COUNTY OF DUVAL

THIS AGREEMENT made and entered by and between BRC Florida Holdings, LLC and

FULL NAME: _____ TDL #: _____

ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____

PHONE: _____ CELL: _____ SS Number: _____

hereinafter called Renter. **A Photocopy of driver's license must be provided with this signed lease.**

LEASE/PERMITTED STORAGE AGREEMENT:

1. BRC Florida Holdings, LLC hereby rents unto Renter that certain space referred to as Permitted Space No. _____, located and situated at that certain premises commonly referred to as BRC Florida Holdings, LLC, 14476-101 Duval Place West, Jacksonville, FL, in Duval County, Florida, for the first month (partial month) term of _____ days (prorated # of days) beginning on the _____ day of _____, 20____ the sum of \$ _____, (prorated amount of full month's rent) and continuing on a month to month basis for which Renter agrees to pay BRC Florida Holdings, LLC, in advance, the sum of \$ _____ per month, **due in office on or before the 1st of each month** thereafter.
2. It is specifically agreed and understood that neither BRC Florida Holdings, LLC nor its agents or employees shall ever be liable to Renter or to any other person or persons in or about said premises with the permission of Renter for any loss, damage or personal injury sustained as a result of fire, theft, storm, water or for any causes whatsoever. The Renter agrees to hold BRC Florida Holdings, LLC, its agents or employees harmless from and against any and all liability for damages or any kind or character arising regarding said rented premises whether the same is caused or contributed to by the negligence of BRC Florida Holdings, LLC, its agents or employees. No insurance of any form is provided for the Renter or his property and Renter is advised to provide his own insurance.
3. In case of default by Renter or any of the terms herein contained or in the event Renter fails to pay the rental in advance as herein provided, BRC Florida Holdings, LLC reserves the right to terminate this agreement without any notice whatsoever. Upon such termination or at the end of the term thereof, Renter agrees to surrender immediate possession of said premises. In case of any holding over by Renter or occupancy after the termination of this agreement, it is agreed that Renter shall be obligated for an additional months rent for each month said permitted space is used by Renter or fractional part thereof.
4. In addition to any statutory lien that may exist, BRC Florida Holdings, LLC shall have at all times a valid, contractual lien for all rentals or other sums of money becoming due hereunder from Renter upon all items situated in the premises and, upon default by Renter, may enter said premises without notice of public or private sale and/or may dispose of said items by the most expedient means. Other sums of money becoming due hereunder include but are not limited to reasonable collection expenses and/or attorney' fees.
5. It is specifically agreed that Renter shall give BRC Florida Holdings, LLC at least thirty (30) days notice before terminating this agreement.

6. Renter shall deposit with BRC Florida Holdings, LLC a non-interest bearing **deposit equivalent to one month's rent** which may be returned to Renter after the termination of the rental agreement, provided all the terms and covenants of this agreement have been complied with, including but not limited to the following: Area is free of trash and in good condition, ground and any outside area used by Renter are clean, no damage, no rent or charges due, proper notice given.
7. In the event of damage and/or clean up of rental unit exceeds the amount of deposit, Renter shall be liable to BRC Florida Holdings, LLC for the overage plus reasonable attorney's fees should said fee be incurred.
8. In the event BRC Florida Holdings, LLC has not received rent within five (5) days from the due date, Renter agrees to pay BRC Florida Holdings, LLC a **late charge of \$10.00** and an additional late charge of \$10.00 per space for accounts 30 or more days past due. An additional charge \$50.00 will be added for all returned checks.
9. Payments of rent and/or charges shall be made by first class, certified or registered mail to BRC Florida Holdings, LLC, 14476-101 Duval Place West, Jacksonville, FL 32034, unless otherwise designated in writing by BRC Florida Holdings, LLC.
10. Renter must keep BRC Florida Holdings, LLC advised of current mailing address, residence, and telephone number. BRC Florida Holdings, LLC must be notified of any changes in lien or personal information.
11. Renter shall at all times abide by and obey any and all laws, codes and regulations imposed by any government or authority which has jurisdiction in the area of said premises.
12. A copy of the vehicle registration must be provided.
13. Proof of current liability insurance for vehicle must be provided and kept current on file at office.
14. Name and address of Lien holder if any must be provided. If two persons are shown on title, both parties must sign the lease.
15. Trash collection is not provided.
16. Vehicle must have current tags and in drivable condition.
17. All equipment must be stored in RV, not on surrounding ground.

The Renter hereby acknowledges that he/she has read this agreement and understands all of the terms and conditions hereof, and by signing below, agrees and abides by this agreement

EXECUTED this _____ day of _____, 20____

BRC FLORIDA HOLDINGS, LLC BY: _____

Lisa B. Waas, Vice President BRC Florida Holdings, L.L.C. a Florida limited Liability Company

RENTER

BY: _____ BY: _____

Name: _____ Name: _____

- Copy of current driver's license received
- Copy of registration received
- Lien holder information, if any received
- Proof of liability for vehicle received
- _____ Initials of person checking in lease