

**Please fill out form  
completely and legibly**

I. **PARTIES:** The parties to this Lease are Central States Fair, Inc., a non-profit corporation with offices in Rapid City, Pennington County, South Dakota (Lessor) and:

Name: \_\_\_\_\_ Phone # \_\_\_\_\_

(Lessee)

Address: \_\_\_\_\_

City/State: \_\_\_\_\_ Zip: \_\_\_\_\_ Email: \_\_\_\_\_

II. **PURPOSE:** The purpose of the Agreement is to fix the terms and conditions under which the Lessor agrees to lease to the Lessee and the Lessee agrees to lease from the Lessor certain space in the Soule Building or Pigeon Building, located on the Central States Fairgrounds in Rapid City, Pennington County, South Dakota for the purpose of the Lessee storing the property described in Paragraph III hereof.

III. **PROPERTY:** The property to be covered by this lease is storage space for the following:

Boat/Pontoon                      Car/Pickup                      Motorhome/Camper                      Other

License Plate # \_\_\_\_\_ Make/Model: \_\_\_\_\_

Color: \_\_\_\_\_ Length: \_\_\_\_\_ Width: \_\_\_\_\_

IV. **RENTAL RATES:** Rates for the terms of this Lease are as follows:

Dry Storage Only – Electricity Not Included. Electricity is available for \$15 a day. \_\_\_\_\_

**\$60 per month for items 20 ft. or less**

**\$75 per month for items 21 ft – 30 ft.**

**\$90 per month for items over 31 ft.**

**\$5 extra per month for items over 9 ft. wide.**

V. **Terms of the Lease:** The terms of this lease shall commence on \_\_\_\_\_, and shall terminate on \_\_\_\_\_. The Lessee agrees to pay the total sum of \$ \_\_\_\_\_ due by January 15<sup>th</sup> of the following year. If storage space is relinquished prior to the above stated date, the Lessee waives all previously submitted payments and fees will be assessed.

VI. **HOLD HARMLESS:** The Lessee agrees to hold harmless of all claims, actions, causes of actions and demands of whatever kind and character arising out of or connected with the storage by the Lessee of the item(s) above or described and further agrees that the premises are accepted "as is" and that the Lessee accepts full responsibility for the care of the property while it is stored. The Lessee further understands that the property can be destroyed by fire or other cause by fire or other cause while stored and the Lessee agrees to assume all risks of damage to the property while stored arising out of fire or any other cause whatsoever.

VII. **DESTRUCTION OF PREMISES:** The Lessor and the Lessee agree that if the Soule Building or Pigeon Building is destroyed during the term of this Lease the Lessor shall be under no obligation to rebuild such building.

- VIII. **OBLIGATION TO COMPLY WITH APPLICABLE LAWS:** The Lessee shall comply with all laws, orders and regulations of federal, state, county, and municipal authorities with all regulations and rules adopted by the Lessor after receiving notice from the Lessor which may now be in force or hereinafter adopted.
- IX. **REDELIVER OF STORAGE SPACE:** Upon termination of this Lease for any cause or upon expiration hereof, Lessee agrees to deliver the storage space to the Lessor.
- X. **DEFAULT:** If the Lessee defaults in any of the terms, covenants, conditions or obligations assumed hereunder the Lessor shall have the further right to terminate this Lease without cause by giving thirty (30) days written notice of such termination to the Lessee.

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Lessee

Date

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Lessor: Central States Fair, Inc. (A non-profit corporation)