

Beer Station Inc

Month to month Land Lease Contract

This agreement, a contract, sets forth the terms as a binding agreement between the lessee _____ and the leaser (Beer Station Inc) ,

executed on this day _____ 20____. To become effective on _____ for the duration of 30 days. At the end of the 30 day agreement the lease and leaser can discuss another 30 day renewal.

The following terms are set forth:

1. The purpose of this contract permits the lessee _____ exclusive use of the specified land section located at 495 holly st junction city 97448 owned by leaser Beer Station Inc for the purpose of advertising and selling strictly food no beverages.
2. The attached description denotes the land to be utilized in this agreement. The land base consists of a section in the Beer Station lot for tenant to park and promote their food cart to sell food only no beverages.
3. The land will be leased at the rate of \$ _____ per month on a month to month basis
Payment must be made at the 1st of every month and no later than the 5th of every month. Any payments made after the 5th of every month will incur a \$25 a day late fee until payment is made. Rent will be prorated if lessee starts after the first of the month.
4. A \$200 dollar refundable cleaning deposit will be collected upon signing the contract if the lessee stays longer than one month then we keep the cleaning deposit on file. Upon the contract expiration the lessee spot will be inspected and if it passes a cleaning inspection then the \$200 will be refunded to the lessee. If the lessee fails the cleaning inspection then they can choose to clean up the area or forfeit the cleaning deposit.
5. Food Trucks must be present and active at the Beer Station during operating hours. Each food truck is responsible for taking food to its customers and picking up their plates and cleaning the tables. All area surrounding your food truck will be kept clean .
6. Beer Station is to provide
Electric service
Water service
Garbage Service

Beer Station Inc

Courtyard Maintenance
Event Planning

Lessee is responsible for emptying waste water outside of the Beer station premises at and adequate disposal site.

(Beer Station) Leaser Signature _____ Lessee Signature _____

7. Arrival and departure of food trucks must be after hours or before hours of operation. No food truck will enter or leave during business hours, failure to comply will result in immediate termination of lease and tenant will not receive a refund for any prepayments made to leaser.
8. Beer Station Inc is not liable for any damage or loss of personal property. Lessee must carry liability insurance and insurance on their foot truck at all times, lapse in coverage will result in immediate termination, By signing this contract you are liable for any food related issues that that you create.
9. Any future improvements to the space shall be at the expense of the lessee and must be discussed with the leaser prior to moving forward with any changes or repairs
10. The landowner reserves the right to terminate the lease if any breach of these agreements is made by the lessee.
11. Food trucks must carry insurance limits of \$1,000,00 / \$2,000,000 and name Beer Station Inc as additional Insured
12. Food trucks must provide certificate of insurance upon signing lease agreement
13. Winter hours November through February Beer station will change it's hours of operation and will open from 3pm to 8pm on Tuesday, Wednesday, Thursday & Sunday. Friday and Saturday we will open from 3pm to 9pm
14. Summer Hours March through October: Tuesday, Wednesday, Thursday and Sunday will be open from 12pm to 9pm. Friday and Saturday 12pm to 10pm
15. All food trucks must be present on time and operational during working business hours, failure to comply will result in a write up. After three written warnings the contract is considered terminated and the food truck must exit the premises during non business hours within 5 days of receiving termination notice.

Beer Station Inc

The above terms has been reviewed and are in mutual agreement between both the lessee and the leaser on this date _____.

Lessee: _____

Leaser: _____ Beer Station Inc