

LEASE AGREEMENT

This Lease Agreement dated this _____ day of _____, by the Jefferson County Fairboard.

This Lease Agreement is made upon the following terms:

1. Term. The term of this Lease shall be for a period of **6 months commencing on the 1st day of November, 2____, and ending on the 30th day of April, 2____**, unless sooner terminated as herein provided.

2. Rent. The Tenant shall pay to Fairboard rent in the sum of \$ _____ due and payable in advance or by November 1, 2002. The rent shall be payable to: **Jefferson County Fairboard at the Jefferson County Extension office at 2606 West Burlington, Fairfield, Iowa.**
In the event the rent is not paid on or before the due date, a delinquency charge of \$5.00 shall be charged.

3. Utilities. Fairboard shall not be required to furnish to the Tenant any facilities or services of any kind, such as, but not limited to, water, steam, heat, gas and/or hot water.

4. Assignment or Sub-Leasing. The Tenant shall not assign his rights or obligations under this agreement or sub-lease the above described premises without obtaining the prior written consent of Fairboard.

5. Liability for Losses or Damages. Fairboard assumes no liability for any losses or damages to personal property owned by the Tenant and stored in the leased premises whether such loss or damage results from theft, vandalism, fire, windstorm or any other casualty. The Tenant agrees and acknowledges that Fairboard will carry no insurance covering the loss or damage to any of the stored personal property and that in the event the Tenant desires insurance coverage for such personal property, the Tenant will provide his or her own. Furthermore, the Tenant agrees not to hold Fairboard responsible for any losses that may result from unauthorized entry to the leased premises by any person other than Fairboard's agents. The Tenant acknowledges that Fairboard assumes no responsibility for destruction or damage to the personal property stored on the leased premises. In the event the leased premises are destroyed by fire, windstorm or any other casualty, the Lease shall terminate and rent will be prorated. Tenant agrees to cause no damage to any other personal property stored on the Premises.

In the event Fairboard pays any sum of money for property or personal damage resulting from the failure of the Tenant to observe or perform any covenant or condition of this Lease, then the sum paid by Fairboard, together with all costs, damages, and reasonable attorney fees, shall be considered additional rent, due in the month succeeding such payment and collectible at the same time.

6. Use. The Tenant may use the leased premises for storage of the Tenant's personal property. Fairboard reserves the right to restrict storage of hazardous, noxious, or other items that may harm Fairboard's property or the property of other Tenants.

The use of the leased premises shall be lawful and shall not in any way violate any municipal, state, county, or federal statute or regulation. The Tenant may not in any way alter the leased premises without receiving the prior written consent of Fairboard.

7. Default. Fairboard may give the Tenant five (5) days, notice of intention to terminate this Lease if the Tenant shall be in default in the performance of any covenant or condition of this Lease and if such default is not cured within five (5) days after written notice thereof given by Fairboard. Notice of the default shall be sent to the Tenant at the address shown by the Tenant below the signature line and shall be sent by regular U. S. mail In the event the default is not cured, Fairboard shall have all rights as prescribed by Iowa law.

S. Entire Agreement. This agreement constitutes the entire agreement of the parties and shall not be amended, altered or changed in any manner, except in writing with the signatures of both Fairboard and the Tenant affixed thereto.

JEFFERSON COUNTY FAIRBOARD

TENANT

By _____

(Name)

Boat/camper length _____

Vehicle _____

Trailer License _____

(Address)

Date _____

(Telephone number)