

CURRENT LWRC MEMBER: Please fill it out all information and return it with your invoice or drop in the manager's office door mail slot.

ANNUAL LEASE AGREEMENT

AGREEMENT made this _____ day of _____, 20____, by and between LAKE WASHINGTON ROWING CLUB, a Washington nonprofit corporation, (hereinafter "LWRC") and the person signing this agreement below as "Tenant".

1. LEASE: LWRC hereby leases to Tenant and Tenant hereby leases from LWRC space in LWRC boathouse(s) for one year. The specific space to be leased by Tenant may be changed by LWRC 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 LWRC.

3. RENT: Tenant and LWRC agree that rent is payable in January 1 and July 1 for the following six month period at the monthly rent then prescribed under LWRC's general rent schedule adopted by LWRC. A late charge of five dollars (\$5.00) 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 LWRC in force on the date of this agreement and as they may hereafter be amended by LWRC from time to time.

5. DEFAULT: If payment of rent is delinquent for a period of sixty (60) days Tenant agrees that LWRC 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 ninety (90) days, Tenant agrees that LWRC 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 six (6) months, Tenant's boat, oars and other rowing equipment shall be deemed abandoned and shall thereupon become the property of LWRC. A default in Tenant's payment of membership dues at the time and in the manner provided for LWRC members generally shall be deemed to be a default in payment of rent.

6. TENANT'S WAIVER, RELEASE AND HOLD HARMLESS: In consideration for the lease of space, Tenant hereby expressly waives against LWRC, 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 LWRC's boathouse. Tenant further agrees to indemnify, defend and hold harmless LWRC, its officers, agents, and employees and anyone else acting on LWRC'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 LWRC'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 six months' rent becomes payable (January 1 or July 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 LWRC, 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, LWRC may at its election, store it at Tenant's expense or deem it abandoned, thereupon becoming the property of LWRC.

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.

LAKE WASHINGTON ROWING CLUB

TENANT

By _____

Signature

Space(s) assigned _____

Printed name

Street Address

Home phone/Work phone

City, State, Zip

BOAT/OAR INFORMATION:

Make of Boat	Type of Boat	Year of Boat	Boat Serial #	Boat Name
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

Make of Oars

Serial Number of Oars