

MARINE PROPERTY ADDENDUM TO MISSOURI SELF-STORAGE RENTAL AGREEMENT

This Addendum is a made part of the Missouri Self-Storage Rental Agreement ("Rental Agreement"), dated ____/____/____, by and between _____ [corporate name of lessor] ("Operator") and _____ [full name of tenant] ("Occupant") as of the date first above written.

Occupant is renting self storage space for the following (check as applicable):

boat ("Boat") watercraft ("Craft") outboard motor ("Motor") or boat or watercraft trailer ("Trailer")

Boat/Craft Mfgr.: _____ Model: _____ Year: _____

Boat/Craft Hull ID No.: _____ Boat/Craft License ID No.: _____ State: _____

Boat/Craft Decal No.: _____ Exp. Year: _____ Boat/Craft Horsepower: _____

Boat/Craft Approximate Retail/Fair Market Value: _____

Motor Mfgr.: _____ Model: _____ Year _____

Motor Decal No.: _____ Exp. Year: _____ Motor Horsepower: _____

Motor Approximate Retail/Fair Market Value: _____

Trailer Mfgr.: _____ Model: _____ Year _____

Trailer License Tag Number: _____ State: _____ Exp. Mo/Yr: _____

Trailer Identification Number: _____ Trailer Approximate Retail/Fair Market Value: _____

Name and Address of Registered Owner of Boat, Craft, Motor or Trailer if different from Occupant: _____

Lienholder(s) name(s) and address(es): _____

1. OCCUPANT'S OBLIGATIONS FOR STORED PROPERTY. Occupant agrees as follows: (a) The Boat/Craft will be stored on a Trailer at all times; (b) Occupant will maintain insurance covering loss or injury to the Boat/Craft/Motor/Trailer while it is stored at the Facility; (c) Occupant will be responsible for and comply with all laws and regulations affecting the Boat/Craft/Motor/Trailer, including but not limited to payment of personal property taxes; (d) Occupant will not store in the Boat/Craft/Motor/Trailer any property or substance prohibited under the parties' Rental Agreement, except that Occupant may keep such fluids or substances in the Boat/Craft/Motor/Trailer's tanks and reservoirs as are necessary to operate the Boat/Craft/Motor/Trailer; (e) Occupant shall not permit any fluids or substances to leak from the Boat/Craft/Motor/Trailer onto the Unit or Facility, and if such leaks should occur, Occupant will be liable for the costs of cleaning up the leaked fluids or substances.

2. SELF STORAGE LIEN. The Missouri Self Storage Facilities Act, RS Mo §§ 415.400-430 ("Act"), grants Operator a lien on all personal property stored within the Occupant's Unit, including the Boat/Craft/Motor/Trailer, for rent, labor, or other charges, and for expenses reasonably incurred in the sale of such personal property. The property stored in the Occupant's Unit may be sold to satisfy such lien if the Occupant is in default. Any proceeds from the sale of the property which remain after satisfaction of the lien will be paid to the State Treasurer if unclaimed by the Occupant within one year after the sale of the property.

Occupant agrees that Operator may open the Boat/Craft/Motor/Trailer and all of its compartments to prepare for a lien sale and/or to obtain a title or registration to sell the Boat/Craft/Motor/Trailer at a lien sale. Occupant also authorizes Operator to move, operate or tow the Boat/Craft/Motor/Trailer to prepare for a lien sale and/or to obtain a title or registration to sell the Boat/Craft/Motor/Trailer at a lien sale. Occupant agrees that the costs incurred by the Operator to prepare for a lien sale as provided herein will be borne by Occupant and are subject to recovery under the above lien. Occupant also agrees that none of the forgoing acts shall constitute Operator taking possession of the Boat/Craft/Motor/Trailer. Instead, the exclusive care, custody and control of the Boat/Craft/Motor/Trailer and property stored therein shall remain vested in the Occupant at all times until a lien sale, even if Occupant is denied access to the Boat/Craft/Motor/Trailer by reason of Occupant's default.

3. RELOCATING PROPERTY. Occupant agrees to move Boat/Craft/Motor/Trailer from the Unit to another location at the Facility if requested by Operator for safety or maintenance reasons, upon 3 days notice. If Occupant fails to move the Boat/Craft/Motor/Trailer within 3 days as requested, Operator may move the Boat/Craft/Motor/Trailer at Occupant's expense.

4. PROVIDING REQUESTED DOCUMENTATION. Occupant agrees to provide a copy of the Boat/Craft/Motor/Trailer's Registration or Title, or the insurance policy covering the Boat/Craft/Motor/Trailer, promptly if requested by Operator.

5. RELATIONSHIP BETWEEN RENTAL AGREEMENT AND ADDENDUM. This Addendum is intended to be incorporated into, and become a part of the parties' Rental Agreement. Capitalized terms in this Addendum shall have the same meaning as in the Rental Agreement. All provisions of the Rental Agreement are applicable to this Addendum and the Boat/Craft/Motor/Trailer. In the event of inconsistency between the express terms of this Addendum and the express terms of the Rental Agreement, the express terms of this Addendum shall supersede and govern the agreement between the parties regarding the Unit, the Boat/Craft/Motor/Trailer, and its contents.

By signing below, Occupant certifies that the above information is true and correct to the best of Occupant's knowledge and belief.

OCCUPANT
By _____

OPERATOR
By _____
Its Authorized Representative