

LEASE OF GARAGE

THIS LEASE, made and entered into this _____ day of _____, 20____,
by and between **Heritage Commercial, LLC**, of P.O. Box 219, Stryker, OH 43557-0219, hereinafter
referred to as Landlord, and _____,
hereinafter referred to as Tenant;

WITNESSETH:

That, Landlord does hereby let and lease unto Tenant the following premises:

Garage Unit # _____

Located at _____ Bryan, Ohio.

To have and to hold on a semiannual / annual basis beginning on _____, 20____
and ending upon _____, 20____, and on a semiannual / annual basis thereafter.

Tenant agrees to pay Landlord, the sum of _____ Dollars
semiannually / annually, in advance.

Tenant agrees that the above described premises shall be used for the storage of motor vehicles
only and for no other purpose, unless the same is agreed to by the Landlord.

Tenant shall upon termination of this lease, surrender up and deliver the above described
premises, together with all improvements and items of personal property owned by the Landlord and left
on the premises in as good order and repair as when first received, reasonable wear and use thereof, and
damage by fire and the elements, excepted.

It is agreed that this lease shall not be assigned, transferred, or the above described premises, or
any part thereof, sublet or underleased or under-rented without the prior written consent of Landlord and
subject to such additional conditions as Landlord may impose; and any attempted assignment or transfer
hereof or subletting or under-renting without such written consent of Landlord shall be wholly null and void.

It is agreed that the Landlord shall not be liable for any damage or injury, either to the person or
the property of the Tenant or any members of his family or guests, or invitees of the Tenant, due to the act
or neglect of the Landlord, or of the Tenant; and the Tenant agrees to defend and save Landlord harmless
from any demand or action arising out of or resulting from any such damage or injury.

The Tenant agrees that Landlord and their agents, shall have the right to enter the above described premises at reasonable hours, for the purpose of inspecting the same and making such alterations and repairs as are, in the opinion of Landlord, reasonably necessary for the safety and preservation of the above described premises, and to take such materials into or upon said premises as may be reasonably necessary for the safe and economical accomplishment of said purposes, without in any way being deemed guilty of an actual or constructive eviction of Tenant. The Tenant also agrees to allow the leased premises to be shown by Landlord, or their agents, to persons desiring to rent or purchase the same, at reasonable hours and upon reasonable advance notice.

Tenant agrees not to create a nuisance to the neighboring premises, and agrees that no pets shall be allowed in the garage.

The personal property of the Tenant shall be at the sole risk of Tenant.

In the event that the Tenant shall fail to pay the semiannual / annual rental on the date it is due, as provided for herein, or should the Tenant commit any waste or destruction upon the above described premises, or violate any covenant or term of this lease, then the Landlord shall have the option to terminate the Tenant's right to possession of the above described premises and the Landlord shall have the right to enter upon the above described premises and to remove the Tenant and any occupant of the above described premises, and the Landlord shall then have exclusive possession of the above described premises. The exercise of any of the preceding rights by the Landlord upon Tenant's default, shall not relieve the Tenant of his obligation to pay rent which may be past due or due and payable.

IN WITNESS WHEREOF, Landlord and Tenant have signed this lease this _____ day of _____, 20____.

LANDLORD

TENANT

TENANT