

STORAGE LICENSE AGREEMENT

THIS AGREEMENT made effective as of the **1st day of November, 2017** by and between:

THE HERITAGE LANDING COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, being situated in St. Johns County, Florida, and whose mailing address is 2806 North Fifth St., Unit 403, St. Augustine, Florida 32084 (the "District")

- and -

(The "User") Date

Address: _____

City, State, Zip/Postal Code: _____

Home Phone No: _____ Cell No: _____

Email: _____

All Item(s) being stored: _____

Tag Number or Proof of Title: _____

Tag Expiration Date(s): _____

RV or Watercraft(s)/Trailer Length: _____

WITNESSETH:

In consideration of the premises, the covenants conditions hereinafter set forth, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto covenant and agree as follows:

1. Grant of License

District hereby grants to User a license to use RV/Boat **Storage Space No.** _____, **Space Length** _____, **Space Fee Amount** _____, in the RV/Boat storage facility owned by the District and located along Heritage Landing Parkway, St. Augustine, Florida (the "Unit"), subject to the terms and conditions of this Agreement.

2. Term

The term ("Term") of this License shall be for the period commencing on the date hereof through and until October 31, 2018

Notwithstanding the foregoing, User may terminate this License at any time upon thirty (30) days prior written notice. Upon User's termination, the District shall refund to the User a

proportionate amount of the Fee, as said term is defined below, for the unused portion of the Term.

3. Payment / Consideration

In consideration of the License herein granted, User agrees to pay to District a fee in the sum of the following upon execution of this Agreement (the "Fee"):

- a. **Spaces under 30 feet in length will be \$390.00 per year Spaces 30 feet and over in length, with the exception of space 49, will be \$585.00 per year**
- b. **Space #49 which is 56 feet in length will be \$780.00 per year**

Should User intend on using the Unit for another Term, User shall pay the Fee to the District in full at license signing. Annual renewal Fees will be due on the 1st day of the month in which the License Term renews. There will be a Ten Dollar (\$10.00) late payment Fee after the 1st of that month. If full payment is not received by the 5th business day of the month then the license agreement and space will be made available to the next person on the waiting list.

4. Purpose of License

During the Term hereof, User shall only be permitted to use the Unit for the purpose of storing property wholly owned by User and property permitted by the Rules adopted by the District governing the RV/Boat Storage Facility. A copy of the rules are attached hereto as Exhibit "A" and incorporated herein by reference. By signing this agreement, User represents that he or she has read Exhibit "A" and agrees to comply with the rules and policies set forth therein, as well as any amendments or additions thereto. User agrees not to store collectibles, heirlooms, jewelry, and works of art or any property having special or sentimental value to User. User waives any and all claims for emotional or sentimental attachments to the stored property. Nothing herein contained shall constitute any agreement or admission by District that User's stored property has any value, nor shall anything alter the release of District's liability set forth below. User acknowledges and agrees that District is not engaged in the business of storing goods for hire and no bailment is created under this Agreement. District exercises neither care, custody nor control over User's stored property, and District shall have no duty to maintain any inventory or any other records of contents stored in the Unit.

5. Enforcement

This Agreement shall be construed and governed in accordance with the laws of the State of Florida. The provisions of this Agreement may be enforced by all appropriate actions at law and in equity, including, without limitation, the right of District to terminate this Agreement.

6. Right of Entry

District may enter User's Unit for any of, but not limited to, the following reasons: pest control, maintenance, inspection, repair, alteration and fire protection. Upon the request of District, User shall provide access to District to enter the Unit for the foregoing purposes. In case of

emergency, District may enter the Unit for any of the foregoing purposes without notice or consent from User, and District reserves the right to remove the contents of the Unit to another space. For the purposes of this paragraph, the term “emergency” means any sudden, unexpected occurrence or circumstance which demands immediate attention.

7. Expiration of Term

Provided User pays the annual fee 30 days in advance of the end of the Term, the Term of this Agreement shall automatically renew. Should user fail to make such payment, the License granted by this Agreement shall automatically terminate as to the Unit and be of no further force and effect without the necessity of any further action by either party. Upon expiration of the Term or earlier termination of this Agreement, User shall immediately vacate the facility and surrender the Unit in the same condition in which User received the same, normal wear and tear excepted. Any items left in the Unit following such expiration or earlier termination of this Agreement may be removed by District at the sole cost and expense of User.

8. Compliance with Laws, Rules & Regulations

In its use of the Unit and the facility, User shall faithfully observe all municipal and county ordinances and codes and all local, state and federal statutes, rules and regulations now in force or which may hereafter be in force. User further agrees to comply with the Rules and Regulations attached hereto as Exhibit “A.” The rules and regulations promulgated by District may condition access to the facility in any manner deemed reasonably necessary by District. User shall not store items in the Unit which are in violation of any order or requirements imposed by any governmental authority. User shall not do any act or cause to be done any act which creates or may create a nuisance in or upon the Unit or the facility.

9. Hazardous and Toxic Materials Prohibited

User is strictly prohibited from storing or using materials in the Unit or in or around the facility which are classified as hazardous or toxic under any local, state or federal law or regulation and from engaging in any activity which produces such materials. User shall not store any welding or flammable, chemical, odorous, explosive or other inherently dangerous material in the Unit. User’s obligation of indemnity set forth in paragraph 13 specifically includes any cost, expenses, fines, liabilities, damages and/or penalties imposed against or suffered by District arising out of the storage or use of any hazardous or toxic materials by User, User’s agents, employees, invitees or guests. District may enter the Unit at any time to remove and dispose of prohibited items.

10. Indemnification

In consideration of the License granted herein, User agrees that User, at all times, will indemnify and hold harmless District from all losses, damages, liabilities and expenses (including reasonable legal fees and court costs at trial and all appellate levels) whatsoever, which may arise or be claimed against District for any injuries or damages to the persons or property of any person, firm, corporation or entity, consequent upon or arising from use or occupancy of the Unit by User (or persons acting by, through or under User) or consequent upon or arising from any acts, omissions, neglect or fault of User, User’s agents, employees, invitees or guests. In case

District shall be made a party to any litigation commenced against User, User shall protect and hold District harmless and shall pay all costs, expenses and reasonable attorneys' fees incurred or paid by District in connection with such litigation and any appeal thereof. The provisions of this paragraph shall survive the termination of this Agreement.

11. Insurance

User, at its sole expense, shall maintain a policy of fire, extended coverage endorsement, burglary, vandalism and malicious mischief insurance for the actual cash value of stored property. User's obligation to obtain insurance on User's property is a material condition of this Agreement and is for the benefit of both parties hereto. Failure to carry the required insurance is a breach of this Agreement and User assumes all risk or loss to stored property that would be covered by such insurance. User expressly agrees that the insurance company providing such insurance shall not be subrogated to any claim of User against District, District's agents or employees for loss or damage to stored property.

12. No Liability

District makes no representations or warranties whatsoever to User with respect to the condition of the Unit. User acknowledges and agrees that the agents and employees of District are not authorized to make any warranties about the Unit. **USER SHALL NOT BE ENTITLED TO RELY UPON ANY ORAL STATEMENTS MADE BY ANY AGENTS AND/OR EMPLOYEES OF DISTRICT AND SUCH STATEMENTS SHALL NOT CONSTITUTE WARRANTIES AND SHALL NOT BE DEEMED TO BE A PART OF THIS AGREEMENT.** User acknowledges and agrees that User has had an opportunity to inspect the Unit, and User is accepting the Unit on an "AS IS" basis "WITH ALL FAULTS" and User assumes all risk with respect to the condition thereof. User agrees that District will not be responsible for any loss, theft or damage to User's stored property or to any articles left therein or for any injury or death and hereby waives any claims against District for any such loss or damage to the stored property or injury or death, even if such loss, damage, injury or death is caused by the active or passive acts or negligence of District, its agents and/or employees or from any failure of, interruption or malfunction of the utilities, appliances or fixtures, if any, provided to User under this Agreement. User further acknowledges and agrees that **ALL IMPLIED WARRANTIES OF FITNESS FOR A PARTICULAR PURPOSE, MERCHANTABILITY, HABITABILITY, QUALITY OR FITNESS OF THE ASSIGNED STORAGE SPACE AND ALL OTHER IMPLIED WARRANTIES OF ANY KIND OR CHARACTER ARE SPECIFICALLY DISCLAIMED.**

13. Locks

The Unit must be securely locked with a locking device obtained by the User, at User's sole cost and expense, and approved by District. User shall not be permitted to utilize a combination lock. Upon the expiration or earlier termination of this Agreement, User shall be responsible for removing the lock. If User fails to remove the lock, District may use whatever means are reasonably necessary to remove the lock, including hiring a locksmith to remove the lock, and shall charge the costs of such removal to User.

14. Alterations

User shall not make or cause to be made any alterations of the Unit or facility, nor post any sign thereon. Furthermore, User shall not commit nor suffer to be committed any waste in or on the Unit or at the facility.

15. Notices

Any notice to be given under this Agreement shall be in writing and sent to the party to whom it is addressed by United States certified mail, postage prepaid, return receipt requested, personal hand delivery or overnight delivery with a nationally recognized overnight delivery service, at the address set forth below:

If to the District:

Heritage Landing Community Development District
2806 North Fifth St., Unit 403
St. Augustine, Florida 32084
Attn: District Manager

With a copy to:

Hopping Green & Sams, P.A.
123 South Calhoun Street
Post Office Box 6526
Tallahassee, Florida 32314
Attn: Jonathan T. Johnson

If to User:

Name: _____
Address: _____

Either party, from time to time, by such notice, may change its address for service of notice hereunder. Any notice sent by mail shall be deemed given three (3) days following the date of mailing. Any notice given by personal hand delivery shall be deemed given on the date delivered, and any notice sent by overnight delivery shall be deemed given on the day following the date sent.

16. Time of Essence

Time is of the essence in the performance of this Agreement by User, and in the payment of each and every installment of the Fee and other charges to be paid by User hereunder.

17. Assignability, Binding Effect

User shall not assign, sublicense, transfer or otherwise encumber this License or any interest herein, to any other person or entity. All terms and provisions of this License to be observed and performed by User shall inure to the benefit of and be binding upon the parties hereto and their respective heirs, representatives, agents, successors and permitted assigns. All expressed covenants of this Agreement shall be deemed to be covenants running with the land.

18. Attorneys Fees

If either party defaults in the performance of any of the terms or provisions of this Agreement and by reason thereof the other party employs the services of an attorney to enforce performance of the covenants, or to perform any service based upon defaults, then in any of such events the prevailing party shall be entitled to receive from the other party reasonable attorneys' fees and all expenses and costs incurred by the prevailing party pertaining thereto (including costs and fees relating to any appeal) and in enforcement of any remedy. This provision shall survive the expiration or earlier termination of this Agreement.

19. Recording

Neither this Agreement nor any notice hereof shall be recorded in the public records; provided, however, that nothing set forth herein shall preclude District from filing such instruments and notices as may be required for District to foreclose its lien on the stored property or otherwise exercise any of its remedies available at law or in equity.

20. Construction

The section headings contained in this Agreement are for reference purposes only and shall not affect the meaning or interpretation hereof. All of the parties to this Agreement have participated fully in the negotiation of this Agreement and, accordingly, this Agreement shall not be more strictly construed against any one of the parties hereto. In construing this Agreement, the singular shall be held to include the plural and vice versa, and reference to any particular gender shall be held to include every other and all genders.

21. Severability

In the event that any term or provision of this Agreement is determined by appropriate judicial authority to be illegal or otherwise invalid, such provision shall be given its nearest legal meaning or be construed as deleted as such authority determines, and the remainder of this Agreement shall continue in full force and effect.

22. Entire Agreement

This Agreement contains the entire agreement between the parties hereto and all previous negotiations leading thereto, and may be modified only by an agreement in writing signed and sealed by both of the parties. User acknowledges and agrees that User has not relied upon any

statement, representation, prior written or prior or contemporaneous oral promises, agreements or warranties except as such are expressed herein.

IN WITNESS WHEREOF the parties hereto have signed, sealed and delivered this Agreement in several counterparts, each of which shall be deemed an original, but all of which taken together constitute a single agreement, effective as of the date first above written.

Attest:

**Heritage Landing
Community Development District**

Secretary/Assistant Secretary

Chairman, Board of Supervisors

Attest:

User:

Print:

Witness

Print:

Recreational Vehicle and Watercraft Facility Policies

Definitions

Recreational Vehicle – Any vehicle defined as the following: Motor Home, Pop-up Camper, Motor Coach, Motorcycles, Off-Road Bikes or Vehicles. If Motor Homes or Campers are not self operated they must be on a trailer. Any trailer without an approved vehicle must store recreational equipment only and is subject to a visual inspection. All motor bikes, off-road bikes or vehicles must be on a trailer at all times while in the storage facility.

Watercraft – Any water craft defined as the following: Any type of boat or jet ski that meets the size requirements on a trailer. Watercraft must be on a trailer at all times.

User Fee Structure

- 1) Fees shall be as set by the Board of Supervisors for the District and will go from November 1st to October 31st of each year.
- 2) The annual user fee for a person owning property in the District, or non-resident fee payers within the District to store a Recreational Vehicle (RV) or Watercraft (Boat/Jet Ski) will be the following as of September 21, 2017:
 - a. **Spaces under 30 feet in length will be \$390.00 per year**
 - b. **Spaces 30 feet to 43 feet in length will be \$585.00 per year**
 - c. **Space #49 which is 56 feet in length will be \$780.00 per year**
- 3) Storage is allotted for twelve (12) months from the date of the license and will automatically renew at the end of term for another twelve (12) months, unless the user provides thirty (30) day written notice to the District prior to the annual renewal date.
- 4) There will be a prorated monthly refund for storage fees if you terminate your license early or are asked to remove your RV or Watercraft from the facility by the Board of Supervisors for violation of facility policies. Users may terminate their license at anytime upon providing the District with a thirty (30) day written notice.
- 5) Fees are due in full at license signing. Annual renewal fees will be due on the 1st day of the month in which the license term renews. There will be a Ten Dollar (\$10.00) late payment fee after the 1st of the month. If full payment is not received by the 5th business day of that month then the license agreement and space will be made available to the next person on the waiting list.
- 6) The Board of Supervisors has the right to cancel any person's license that no longer owns property in the District or is no longer a non-resident fee payer of the District.

Eligibility for and Allocation of Storage

- 1) Only one (1) storage space may be rented at any one time by persons owning property in the District, or non-resident fee payers in the District.

- 2) Persons leasing from persons owning property in the District may only use a storage space under contract to persons owning property.
- 3) Storage space will be allocated on a first come first serve basis.
- 4) Should facility be filled to capacity then a waiting list will be established on a first come first served basis, and you will be contacted once a space opens.
- 5) Should persons renting a spot choose to leave or not renew at the end of the license, then the next person on the waiting list will be offered the license agreement and space, paying the required fees at time of license.
- 6) Eligibility will only be open to current RV or Watercraft owners at time of license. You must present to the facility staff proof of registration or ownership prior to being allocated a storage space in the facility. Each year upon renewal you must show proof of ownership your RV or Watercraft to facility staff.

General Facility Provisions

- 1) This facility is for RV's and Watercraft (Boats/Jet Skis) only.
- 2) The Board of Supervisors or District Staff has the right to terminate your license if you have not responded to policy violations within thirty (30) days after receiving the written notice of the violations. You will be refunded the remaining amount of your license and given one (1) week to remove your RV or Watercraft. After one week it will be towed at the owner's expense.
- 3) Persons are not permitted to work on RV's or Watercraft within the storage facility at anytime.
- 4) You must have a wood block under the stand on your trailer at all times will parked in the facility. They can be acquired at the Camp Heritage Amenity Center Office.
- 5) Persons are permitted to use covers on RV's and Watercraft within the storage facility.
- 6) All required RV's and Watercraft must be on a tow trailer while in the storage facility.
- 7) No electric or water service will be provide at the storage facility by the District.
- 8) The Heritage Landing Community Development District, the Board of Supervisors, and the Camp Heritage Staff can not guarantee security of RV's or watercrafts stored, and does not accept responsibility for loss or damage due to theft, vandalism or any other cause.
- 9) The Camp Heritage Staff and District Employees are not on site to assist RV and Watercraft owners.
- 10) Smoking, and the use of alcohol, is prohibited at the storage facility. Firearms are also prohibited on all District property and facilities.
- 11) You may not store any of the following items in or on your RV or Watercraft in the storage facility: Flammables of any kind, drugs, hazardous items or waste, any living thing, and any item deemed inappropriate by the District Manager or the Facility Staff.
- 12) Persons are responsible for tying down their RV's and Watercrafts and may be held responsible if their property damages another person's property.
- 13) The District strongly advises persons to insure their RV or Watercraft. There will be NO security staff for the storage facility.

14) There is a motorized gate at the entrance to the storage facility. The gate can be opened by a clicker, which shall be issued by the District. Each space in the storage facility is entitled to one clicker. At the time of issuance, the license holder shall execute a document evidencing receipt of the clicker and agreeing to pay, upon loss of or damage to the clicker, the District's actual replacement costs.