

7. Lessee shall have no authority to employ any person as agent or employee for or on behalf of Lessor for any purpose, and neither lessee nor any other person performing any duties or engaging in any work at the request of lessee upon the demised premises shall be deemed to be an employee or agent of Lessor.

8. Lessor shall not be liable for any personal injury, death or property damage sustained by lessee, any employee or agent of lessee or other person on the premises or as a result of, or in connection with, their use or operation as a parking lot, and lessee shall indemnify Lessor against, and save Lessor harmless from, any such liability or claim of such liability, where the injury or damage occurs during the term of this lease or as a consequence of an occurrence during the term of this lease.

9. If lessee defaults in the performance or observance of any of the covenants or conditions of this lease or enters bankruptcy or insolvency proceedings (voluntary or involuntary) or makes an assignment for the benefit of creditors, or if lessee's interest in and under this lease becomes vested, by operation of law or otherwise, in any other person, firm or corporation or in event of lessee's death, or in event of abandonment of the premises by lessee, Lessor may, at his or her option and without notice, terminate this lease and reenter and possess the premises, without prejudice to any other rights or remedies under this lease or by law. At any termination of this lease, lessee shall peaceably surrender possession of the premises to Lessor.

10. Lessee shall provide Plinth Group, LLC current proof of vehicle insurance.

11. Any motorcycles or other vehicles using a "kickstand" must use wood or metal to protect asphalt.

12. Lessee is responsible for all snow removal around the vehicle within the painted lines of the parking space. Lessor will plow the ingress/egress after snowfalls of 2" or more within 12 hours of the end of the snow fall. If lessee's vehicle is out of the lot at the time of plowing, that space will be plowed to the best of the Lessor's ability. Lessee acknowledges that it is his/her responsibility to remove all snow within the parking space and for clearing of snow for ingress/egress of their vehicle as necessary.

13. The following prohibitions are binding covenants on this lease

The following items/vehicles are prohibited:

- Vehicles with noisy exhaust systems, whether by design or in need of repair
- Vehicles that leak oil or other fluids (owners will be assessed for any cleanup)
- Large vehicles (over 6Klbs gross) or "Work vehicles" i.e. cherry pickers, earthmoving equipment, concrete or dump trucks
- Trailers/campers/snowmobiles/ATV's or any recreational equipment unless written permission has been given by Lessor.

The following activities are prohibited:

- Keeping children or pets in vehicles for any length of time
- Sounding of horn for any reason other than an actual imminent emergency
- Loitering, (Users of this lot must either be parking or leaving within 5 minutes)
- Storing more than one vehicle in a space (e.g. a car with a motorcycle in front)
- Listening to music/radio/recordings at a loud volume.
- Sleeping or spending any time inside, near or around vehicle
- "Tailgating" (consuming or preparing food/drinks) in or around car
- Producing debris and trash that is not properly disposed of, (e.g. no dumping of ashtrays!)
- Working on or repairing vehicles/tires
- Washing/waxing/detailing/decorating vehicles
- Using space for anything other than a parked vehicle
- Objects other than vehicles (e.g. tents, parade floats, carts, piles of const. material)
- Any use not approved of by Lessor, (unless first approved by village)
- Creation of an unsafe condition. (Fire, fireworks, barbeque grilling)
- Any other activities or vehicles as determined inappropriate by the Village of Shorewood

X _____ Date: _____
Lessee

X _____ Date: _____
Lessee

X _____ Date: _____
Lessor (Plinth Group, LLC)