

RMVRP – ASM STORAGE SPACE LEASE AGREEMENT

This Storage Space Agreement (the "Agreement") is made and entered into on _____ (the "Effective Date") by and between Action Sports Management, LLC "ASM" (the "Lessor") and _____ of _____, _____, _____, _____ (the "Lessee"), collectively known as the "Parties." The Parties hereby agree as follows:

Terms and Conditions:

1. Term

Lessor hereby leases to Lessee the storage space located at Rancho Mission Viejo Riding Park, 30753 Avenida La Pata, San Juan Capistrano, California 92675, "Riding Park".

The lease will start on _____ and will continue until _____. Lessee agrees to remove their Vehicle, RV or Trailer at the end of the term. If such Vehicle, RV or Trailer is not removed, Lessee is hereby advised Lessee will be charged additional rentals fees or if necessary, will be charged for any removal or towing fees. All requests for an extension of the lease term shall be made to Gustavo Loya who can be reached at the Riding Park at 949-283-2029. ASM does not guarantee ingress and egress outside of normal Riding Park operating hours.

2. Rent

Lessee agrees to pay \$200.00/week in advance (there is no daily rental option) during non-horse show weeks and \$575/week (there is no daily rental option) during horse shows. The week begins on Monday and ends on Sunday at 6:00 pm. Lease space rental fees will be added to your Blenheim Equisports Horse Show Barn Account. Lessee acknowledges and agrees that this agreement constitutes nothing more than a license permitting Licensee's use of the storage space at the facility and in no way imparts any possessory rights not enumerated in this Agreement. Your assigned storage location upon entry onto the Riding Park may be changed, if necessary, at the discretion of ASM.

3. Services Provided

Lessee acknowledges that ASM does not provide any water hoses, extension cords or other equipment.

4. Liability

Lessor shall not be responsible for damage or loss to possessions or items left in Lessee's vehicle. Lessor shall not be responsible for damage to Lessee's vehicle, whether or not such damage is caused by other vehicle(s) or person(s) in the storage lot and surrounding area. **It is understood that there is NO SECURITY on the property.**

5. Indemnification. To the fullest extent permitted by law, Lessee expressly agrees to defend, indemnify and hold harmless ASM, Blenheim Equisports Management Company the City of San Juan Capistrano their affiliates, officers, agents, servants, managers, representatives, owners and employees (collectively, ASM and all such parties, the "ASM parties"), from any and all claims, demands, causes of action, damages, losses, expenses (including attorneys' fees), judgment liens, encumbrances, orders, awards or other liability that arise out of or are in any way connected with Lessee's use of the storage or attendance on the facilities including but not limited to (a) claims related to personal injury or death, (b) claims of subcontractors, consultants, suppliers, material men or workmen, (c) claims of property damage or loss of use of property, and (d) other claims alleging negligent action or failure to act, or intentional or willful conduct, by Lessee and its agents, employees, invitees, guests or anyone else for whom Renter is legally liable in connection with the event. Lessee further agrees, at its own expense, to defend any claim, lawsuit or other action brought against any ASM party founded upon the claim or allegation of such liability, damage or loss, regardless of whether any ASM party or Lessee ultimately may be found liable for

such damage or loss. These indemnification and defense provisions shall be and remain in effect whether or not Lessee maintains or fails to maintain any insurance coverage required hereunder.

6. Termination

Lessor may terminate this Lease by providing 2 days' notice to Lessee.

7. Governing Law

This Agreement shall be governed by the laws of California.

8. Entire Agreement

This Lease contains the entire agreement of the parties, and there are no other promises or conditions in any other agreement whether oral or written concerning the subject matter of this Lease. This Lease supersedes any prior written or oral agreements between the parties.

9. Severability

If any provision of this Lease will be held to be invalid or unenforceable for any reason, the remaining provisions will continue to be valid and enforceable. If a court finds that any provision of this Lease is invalid or unenforceable, but that by limiting such provision it would become valid and enforceable, then such provision will be deemed to be written, construed, and enforced as so limited.

10. Amendment

This Lease may be modified or amended in writing, if the writing is signed by the party obligated under the amendment.

11. Waiver of Contractual Rights

The failure of either party to enforce any provision of this Lease shall not be construed as a waiver or limitation of that party's right to subsequently enforce and compel strict compliance with every provision of this Lease.

12. Assignment

Lessee may not assign or transfer this Lease without the prior written consent of Lessor, which approval shall not be unreasonably withheld.

Vehicle Description: Car/Truck _____ RV _____ Trailer _____ (check one) Quantity: _____
License Plate # _____ State: _____
Year _____ Make _____ Model _____ Color _____

It is understood that there is NO SECURITY on the property.

LESSEE
Action Sports Management, LLC

Signature: _____

Name: _____

Date: _____

LESSOR

Signature: _____

Name: _____

Date: _____