

**JIM'S GOLF CARS ACQUISITION LLC
LEASE AGREEMENT**

This contract is to begin on the start date of the Rental Contract above by and between Jim's Golf Cars Acquisition LLC hereinafter referred to as the "Lessor" and the name(s) listed under the "Billing" and "Customer Details" on the Rental Contract above hereinafter referred to as "Lessee".

That for valuable consideration received and hereby acknowledged by each, the Lessor does grant to Lessee exclusive renting rights as hereinafter stipulated and it is mutually agreed that each of the respective parties to this contract will fulfill the several obligations imposed on each and that both accept the full meaning and intent of the contract, waiving recourse to any specific State Rights Laws which might allow either party to evade their respective responsibilities.

It is further understood that no verbal understanding not incorporated in this document is to be conceded as binding upon either but it is agreed that should it be found expedient and proper by both to alter, add, or omit any portion of this contract during its existence that it may be altered or changed only by mutual written agreement, signed by the proper authorized officer of each respective party and that such changes do not invalidate the balance of the contract.

RENTAL CONDITIONS:

1. Title to said vehicles shall at all times be and remain the sole exclusive property of the Lessor. Said vehicles may not be removed from the premises of the Lessee.
2. The Lessee assumes responsibility for the safe housing of the golf cars during the night hours. Ignition keys are to be removed from cars at night time. If applicable the shelter shall provide enough electric outlets for the proper charging of the cars and the Lessee agrees to pay all cost of this charging.
3. The Lessee shall carry fire, theft, vandalism and collision insurance for any damage to the golf cart(s).
4. The Lessee shall also carry liability insurance in amount acceptable to Lessor, which policy shall name the Lessor as an addition insured. The Lessor requests proof of insurance from the Lessee.
5. Any acts of vandalism to the rental carts shall be reported in writing to the Lessor upon discovery, together with any names and/or evidence that would lead to the apprehension of the vandals or that would aid in filing an insurance claim. Property damage, fire, theft, and injuries resulting from the use of the vehicles shall be reported in the same manner.
6. The Lessee, by the authority of this contract agrees to collect and pay all amusement, sales or other taxes payable under the laws governing the Lessee particular location and hereby waives any responsibility of Lessor to do such.
7. Lessor shall have the right to withdraw any cars at anytime for maintenance, inadequate revenue, or any reasons and abuses beyond normal wear and tear.
8. Lessor shall have the right to withdraw cars for default, non-payment, insolvency or bankruptcy, whereupon the Lessor can enter the premises of the Lessee to take possession. The Lessee shall not be relieved of liability of past-due payments in the event of such circumstances.
9. Lessor shall have the right to assign this contract.
10. Normal wear on golf cars will be expected, but abnormal wear from improper maintenance or damage to cars will be the responsibility of Lessee.

This agreement is subject to approval by Jim's Golf Cars Acquisition LLC.

****Certificate of Liability Insurance with a minimum of \$300,000**

****Certificate Holder: Jim's Golf Cars Acquisition LLC's 305 Manitowoc Street, Reedsville WI 54230**