

# The Land Hunter Storage

## RULES AND REGULATIONS

The following Rules and Regulations apply to Occupant's use of the Space and activities within the Storage Area. Licensor reserves the right to adopt reasonable modifications and additions to these Rules and Regulations at any time. In the event of any conflict between these Rules and Regulations and the Agreement, the terms of the Agreement shall control.

1.      Operating Hours; No Overnight Use. Occupant and its guests and invitees shall access the Property and the licensed Space in the Storage Area only during the Storage Access Operating Hours specified in the Storage Agreement or as otherwise posted by LHS. To that end, Occupant shall not, and shall not permit any of its guests and invitees to, stay on the Space or within the Storage Area after Operating Hours or to spend the night in any vehicle or boat stored on site. Occupant acknowledges that the Storage Area is a drop-off and pick-up storage facility. Occupant shall use best efforts to limit Occupant's time during each entry to the Space and in the Storage Area to no longer than one hour.
2.      No storage sheds or structures may be placed within the Space licensed to Occupant or anywhere else in the Storage Area.
3.      Drip Pans; Oil; Old Batteries. Occupants shall place drip pans or similar device beneath all oil pans and gas tanks of vehicles and boats stored in the Storage Area to prevent contamination of the soil or surface beneath the vehicles and boats. Old batteries must be disposed of off-site by Occupant at proper disposal sites in accordance with applicable law.
4.      Human Waste Disposal. Disposal of human or animal waste, or draining of septic tanks on the Space or anywhere in the Storage Area is prohibited.
5.      No Discharge from Water Tanks/Drain Lines. Because the Storage Area is located above Jordan Lake, all drainage flows toward the lake. Therefore, draining of water storage or other tanks is prohibited.
6.      Utility Hookups: An outlet and lighting is provided in each of the Storage Areas with the exception of the climate controlled units (coming soon).
7.      Trash Removal. Occupant shall clean trash from the Space and any portion of the Storage Area affected by Occupant's activities at the end of each day that Occupant is on the Storage Area and dispose of properly. No trash receptacles will be provided within the Storage Area.
8.      Fuel Storage. Occupant shall not store any gasoline or other fuels on the Storage Area.
9.      No Smoking. Smoking is prohibited at all times.
10.     Pets. Pets must be kept on a leash, and Occupants must clean up after their pets. Occupants shall not tie up pets outside and leave them unattended. Loud and bothersome pets will not be tolerated.
11.     Vehicle/Boat Covers. Fitted vehicle and boat covers are allowed. Any tarps or plastic covers that are used to cover any vehicle or boat must be securely fastened so that they do not fly off or flap against adjoining Occupant's vehicles or boats during windy conditions. Any covers showing deterioration must be removed and disposed of by Occupant upon notice from LHS. .

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12. \_\_\_ Washing of RVs and Boats. No washing of vehicles or boats within the Storage Area is allowed.
13. \_\_\_ No Drugs or Alcoholic Beverages. No person entering the Storage Area shall use, serve, distribute or give any drugs or alcoholic beverages to anyone. Any person found under the influence of drugs or alcohol will be asked to leave immediately.
14. \_\_\_ No Generators, Stereos or Sound-Generating Devices. Occupant shall comply with all applicable laws, ordinances, rules and regulations respecting sound control and noise levels, and shall be responsible for controlling noise while on the Space and in the Storage Area. LHS reserves the right to require Occupants to remove or turn down the volume of any generators, stereos or other devices that generate noise deemed to be excessively loud by LHS.
15. \_\_\_ Nuisance. Occupant shall conduct its activities (and control the activities of its guests and invitees) while on the Space or the Storage Area in such a manner so that no public nuisance affecting persons or property on or in the vicinity of the Storage Area results from the activities of Occupant or any of Occupant's guests and invitees.
16. \_\_\_ No Fires or Firepits. Occupant shall not, and shall not permit any of Occupant's guests and invitees, light any fires or dig any fire pits for fires on the Storage Area.
17. \_\_\_ No Fireworks. Occupant shall not bring, store or light any fireworks within the Storage Area.
18. \_\_\_ No Firearms or Weapons. No firearms, cross-bows or any other similar type of weapons are permitted to be used on site or stored within Occupant's vehicle or boat at anytime.
19. \_\_\_ Control of Guests and Invitees. Occupant shall control the activities of its guests and invitees at all times while on the Storage Area and Access Roads.
20. \_\_\_ Cooperation. Occupant shall cooperate with LHS and any contractors or authorized personnel of LHS working on the Storage Area and Access Roads.
21. \_\_\_ Speed Limits. Speed limit in the Storage Area is 5 mph.
22. \_\_\_ Security. Occupant is responsible for securing its vehicle or boat with locks and security devices as necessary to protect it from theft or break-in. LHS does not maintain a security patrol on-site and does not guarantee the security of any Property stored on the Storage Area. LHS is not responsible for injury, damage, loss, or claims for damage to Property stored at the Storage Area due to theft, fire or other natural hazard, or any other causes.