

## Rental Agreement

This is an agreement by and between Woodfords Club (WC) and Casey Sheehan dba Local Press (LOCAL PRESS) for the rental of parking on the Club's premises at 179 Woodford Street, Portland, Maine.

The term is for twelve (12) months commencing on May 9, 2017.

LOCAL PRESS , agree to pay WC the amount of \$100 monthly, commencing May 9, 2017.

Parking at the WC is limited to one space and to the hours of \_6am\_\_\_\_\_ to \_\_\_10pm\_\_\_\_\_, with the further understanding that there may be no overnight parking. Cars that park beyond these hours may be towed at WC's discretion.

Either party may terminate this Agreement at any time after three months from the start date, giving 30 days advance notice thereof.

LOCAL PRESS , agree to pay the WC, as a security and damage deposit, the sum of \$200, to be refunded at the expiration of the term if not used to pay rental past due or damages incurred.

The rental payment is due on the first of each month and if not paid within 15 days of the due date, interest will be charged at the rate of 10 percent on the balance due, retroactive to the start date or monthly anniversary thereof. If the rental due for any one month has not been paid in 30 days, WC may elect to terminate this agreement without further notice and be relieved of all responsibilities hereunder.

The LOCAL PRESS and Casey Sheehan, jointly and individually, shall defend, indemnify, and hold harmless the WC from any and all claims, demands, causes of action, liability, loss, damage and/or injury (to property or persons, including without limitation wrongful death), arising out of or incident to any acts, omissions, negligence, or willful misconduct of LOCAL PRESS , its or his members, agents, or invitees in connection with or arising out of its use of the WC property. This indemnification applies to and includes, without limitation, the payment of all penalties, fines, judgments, awards, decrees, attorney's fees, and related costs or expenses, and any reimbursements for all legal expenses and costs incurred by it. In addition, LOCAL PRESS agree to add the WC as an additional insured on its liability and casualty insurance policies.

Applicable Law; Construction. This Agreement will be governed by and construed in accordance with the laws of the State of Maine, without regard to any conflict of laws rule or principle that might refer the governance or construction of this Agreement to the laws of another jurisdiction. This Agreement will at all times and in all events be construed as a whole, according to its fair meaning, and not strictly for or against any party.