

# JEFFERSON COUNTY FAIRBOARD

## OFF-SEASON STORAGE LEASE AGREEMENT (2026–2027)

### RATES

Off Season Storage (Cars) McCleary Building \$150

Off Season Storage McCleary Building \$150 (\$5 per foot over 30')

Off Season Storage Show Arena \$150 (\$5 per foot over 30')

Off Season Storage Dairy Barn \$200 (\$5 per foot over 30')



This Lease Agreement is made and entered into this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, by and between the Jefferson County Fair Board and the undersigned Tenant.

### TERM

The term of this Lease shall commence on November 8, 2026, and shall terminate on April 3, 2027, unless sooner terminated as provided herein.

Drop-Off Schedule: Saturday, November 14, 2026 (9:00 a.m.–12:00 p.m.) and Sunday, November 15, 2026 (1:00 p.m.–3:00 p.m.) (Alternate arrangements must be approved by Fairboard)

Checkout: Saturday, April 3, 2027 (8:00 a.m.–11:00 a.m.)

### RENT

Tenant shall pay to Fairboard rent in the amount of \$\_\_\_\_\_. Payment is due in advance on or before October 15, 2026. Failure to remit payment by the due date shall result in forfeiture of the storage space, which may then be offered to another party. All payments shall be made payable to: Jefferson County Fair Board, 2606 West Burlington Avenue, Fairfield, Iowa 52556.

### UTILITIES

Fairboard shall not be required to provide any utilities or services, including but not limited to water, electricity, heat, gas, or hot water.

### ASSIGNMENT OR SUB-LEASING

Tenant shall not assign, transfer, or sublease any rights or obligations under this Agreement without the prior written consent of Fairboard.

### LIABILITY FOR LOSS OR DAMAGE

Fairboard assumes no liability for loss or damage to Tenant's personal property stored on the premises, including but not limited to loss caused by theft, vandalism, fire, windstorm, or any other casualty. Tenant acknowledges that Fairboard does not provide insurance coverage for stored property. Tenant is solely responsible for obtaining any desired insurance. Tenant agrees not to hold Fairboard responsible for losses resulting from unauthorized entry by any party other than Fairboard's agents. In the event of destruction of the premises by fire, windstorm, or other casualty, this Lease shall terminate and rent shall be prorated. Tenant agrees not to damage other stored property and shall be liable for any such damage. If Fairboard

incurs costs due to Tenant's failure to comply with this Agreement, including damages or attorney fees, such amounts shall be considered additional rent and shall be due upon demand.

**USE OF PREMISES**

The premises shall be used solely for storage of Tenant's personal property. Tenant shall not store hazardous, noxious, flammable, or dangerous materials. LP tanks and similar items must be removed prior to storage. Use of the premises must comply with all applicable local, state, and federal laws. Tenant shall not alter or modify the premises without prior written consent.

**DEFAULT**

If Tenant fails to comply with any term of this Agreement, Fairboard may provide written notice of default. Tenant shall have five (5) days from the date of notice to cure such default. If the default is not cured within the specified time, Fairboard may terminate this Lease and pursue all remedies available under Iowa law.

**EARLY RELEASE**

If Tenant requests removal of stored property prior to April 3, 2027, such request must be approved by Fairboard. An Early Release Fee of Fifty Dollars (\$50.00) shall be due at the time of removal. No refunds or rent reductions shall be provided.

**ENTIRE AGREEMENT**

This Agreement constitutes the entire agreement between the parties and may not be amended except in writing signed by both Fairboard and Tenant.

**TENANT INFORMATION**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

City / ZIP: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Tenant Signature: \_\_\_\_\_

Date: \_\_\_\_\_

**STORAGE DETAILS**

Boat / Camper Length: \_\_\_\_\_

Vehicle Description: \_\_\_\_\_

Trailer License #: \_\_\_\_\_

**FAIRBOARD USE ONLY**

Date Contract Received: \_\_\_\_\_

Checked In By: \_\_\_\_\_

Storage Spot #: \_\_\_\_\_