



An ALGECO SCOTSMAN Company

Williams Scotsman, Inc.
 7915 FM 1960 Suite 115
 Houston, TX 77070-5728

Your Williams Scotsman Representative
 Sue Loubriel
Phone: (410)931-6000 Ext.
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Toll Free: 800-782-1500

Contract Number: 805107

Revision: 1
Date: October 11, 2017

Lease Agreement

Lessee: K W Resort Utilities Corporation 6450 College Rd Key West, Florida, 33040	Contact: Greg Wright 6450 College Rd Key West, FL, 33040 Phone: (305) 295-3301 Fax: E-mail: greg@kwru.com	Ship To Address: 6630 Front St KEY WEST, FL, 33040 Delivery Date(on or about): 10/18/2017
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Rental Pricing Per Month	Quantity	Price	Extended
60x12 Mobile Office (56x12 Box) Unit Number:	1	\$319.50	\$319.50
Steps - OSHA Aluminum Rental	2	\$30.00	\$60.00
Prop Damage Waiver (11/12) Alt	1	\$85.00	\$85.00
Premium Two Office/Conf Package	1	\$200.00	\$200.00
Minimum Lease Term: 6 Months			
		Total Monthly Building Charges:	\$319.50
		Other Monthly Charges:	\$345.00
		Total Rental Charges Per Month:	\$664.50

Delivery & Installation	Quantity	Price	Extended
Block and Level	1	\$599.99	\$599.99
Delivery Freight	1	\$899.99	\$899.99
Teardown	1	\$330.00	\$330.00
Return Freight	1	\$899.99	\$899.99
		Total Delivery & Installation Charges:	\$2,729.97

Final Return Charges*	Due On Final Invoice*:	
		\$0.00
	Total Charges including (6) Month Rental, Delivery, Installation & Return**:	\$6,716.97

Summary of Charges			
Model: MO6012	QUANTITY: 1	Total Charges for (1) Building(s):	\$6,716.97

Additional Services: For your convenience, we also recommend the following items (not included in this Agreement)

Recommended Items	Billing Frequency	Qty	Price	Extended
Signed & sealed drawings for Permitting	Initial	3	\$99.99	\$299.97
General Liability - Allen Insurance	Monthly	1	\$22.00	\$22.00
HVAC Filters	Initial	6	\$6.25	\$37.50
Holding Tank with 1 x week service	Monthly	1	\$240.00	\$240.00
Executive Two Office/Conf Package	Monthly	1	\$420.00	\$420.00
Planning Table	Monthly	1	\$18.00	\$18.00



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INSURANCE REQUIREMENTS ADDENDUM

QTY	PRODUCT	EQUIPMENT VALUE/BUILDING	DEDUCTIBLE PER UNIT
1	MO6012	\$31262.00	\$3000.00

Lessee:K W Resort Utilities Corporation

Pursuant to Section 13 of the Williams Scotsman Lease Agreement and its Terms and Conditions ("Agreement"), a Lessee is obligated to provide insurance to Williams Scotsman, Inc. ("Lessor") with the following insurance coverage:

- Commercial General Liability Insurance:** policy of combined bodily injury and property damage insurance insuring Lessee and Lessor against any liability arising out of the use, maintenance, or possession of the Equipment. Such insurance shall be in an amount not less than \$1,000,000 per occurrence, naming the Lessor as Additional Insured and Loss Payee.
- Commercial Property Insurance:** covering all losses or damage, in an amount equal to 100% of the Equipment Value set forth in the Lease providing protection against perils included within the classification and special extended perils (all "risk" insurance), naming the Lessor as Additional Insured and Loss Payee.

By signing below, the Lessee agrees to the terms and conditions stated herein. All other general Terms and Conditions of the Agreement shall remain the same and in full force and effect. Each party is hereby authorized to accept and rely upon a facsimile or electronic signature of the other party on this Addendum. Any such signature shall be treated as an original signature for all purposes.

Commercial General Liability Insurance

Lessee is providing Commercial General Liability Insurance in accordance with the requirements set forth Section 13 of the Lease and will provide a certificate of insurance in the manner and within the time frame set forth in the Agreement. If Lessee fails to deliver the required certificate of insurance, Lessee understands and agrees that the Lessor has the right to impose a missing insurance certificate fee.

Damage Waiver Program

Lessee: elects to participate in the Lessor's Damage Waiver Program. **Lessee:** understands and agrees that under this program, the Lessor waives, for a fee, **Lessee's** obligation to carry Commercial Property Insurance and **Lessee's** liability to Lessor for repair or replacement of the modular units leased from Williams Scotsman resulting from loss or damage as specified in Section 12 of the Lease. **Lessee:** remains liable to Williams Scotsman for the amount of the damage deductible per unit of equipment noted above. Please refer to the Agreement for specific details on coverage, exclusions and restrictions on coverage. The Property Damage Waiver is not and shall not constitute a contract for insurance.

Signature of Lessee: _____ Print Name: Greg Wright Date: _____

Otherwise, if elected on preceeding pages:

Commercial General Liability Insurance

Lessee: elects to participate in the Commercial General Liability Insurance Program, whereby **Lessee:** will receive insurance coverage through American Southern Insurance Company ("Insurer") and administered by Allen Insurance Group ("Agent"). The **Lessee:** acknowledges and agrees that the policy issued by the Insurer is a third party liability policy that covers those amounts that Lessee is legally obligated to pay due to bodily insurance and property damage arising **from the proper use and occupancy** of Equipment leased from Williams Scotsman up to the policy limits. Coverage is subject to underwriting and specific terms and conditions set forth in the policy. An outline of cover is available upon request. By signing below, **Lessee:** understands and agrees that the Lessor is not providing the insurance coverage and serves only as a billing agent for the Insurer and its Agent; and, accordingly, it assumes no liability therefore.

Signature of Lessee: _____ Print Name: _____ Date: _____

Please return this signed document with the signed lease agreement



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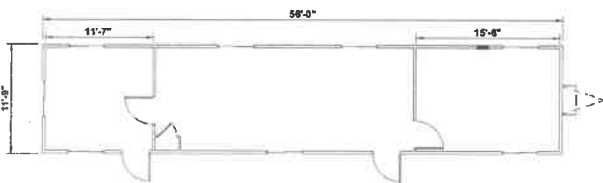
Date: October 11, 2017

Floorplan

60' x 12' Mobile Office



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Dimensions

- 60' Long (including hitch)
- 56' Box size
- 12' Wide
- 8' Ceiling height

Exterior Finish

- Aluminum siding
- I-Beam frame
- Standard drip rail gutters

Interior Finish

- Paneled walls
- Carpet or vinyl tile floor
- Gypsum or T-grid suspended ceiling

Electric

- Fluorescent ceiling lights
- Breaker panel

Heating/Cooling

- Central HVAC or thru-wall AC

Windows/Doors

- Horizontal slider windows
- (2) Vision panel door with standard lock or (2) steel door with dead bolt lock

Other

- Private office(s)
- Optional restroom

* Photos are representational; actual products vary. Additional floor plans and specifications may vary from those shown and are subject to in-stock availability

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