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FEB 23 2024

CITY OF GRAND RAPIDS

**214 Properties, LLC**

Ryan Sutherland  
34990 Hanna Road  
Cohasset, MN 55721  
(218) 360-1727

INVOICE 2410

DATE 2/19/2024

**BILL TO**

Pokegama Golf Course  
Attn: Bob Cahill  
3910 Golf Course Road  
Grand Rapids, MN 55744

DESCRIPTION	AMOUNT
Golf Cart Storage 2023/2024 Winter Storage	<b>TOTAL DUE \$2,100.00</b>

## 214 PROPERTIES, LLC

Ryan Sutherland  
34990 Hanna Road  
Cohasset, MN 55721  
218.360.1727

### STORAGE AGREEMENT

This agreement is for leasing space to Occupant for the purpose of storing personal property and expressly incorporates all terms and conditions outlined below. By signing this agreement Occupant acknowledges having read the terms and conditions contained herein and agrees to be contractually bound hereby.

- TERM:** This agreement shall be for a term of  Seasonal  Monthly commencing October 1, 2023 and terminating June 1, 2024 for a total of \$2100.00. 214 PROPERTIES, LLC shall have no obligation to provide and prorate refunds in the event the premises are vacated by Occupant prior to the end of any month for which the rental payment has been paid. This rental agreement shall automatically terminate in the event the Occupant's default in payment or performance hereunder, subject only to prompt complete cure of any such default. If payments continue after term of lease has expired, this will be considered a month to month lease and all terms will apply.
- USE OF PREMISES:** Occupants use of the leased space is for purposes of personal storage only. Occupant may not store at the premises any items which would be injurious to the premises, or which would be in any way dangerous to persons or property in or around the premises. No items may be stored at the premises that would violate Owners premises insurance coverages, or cause Owners property insurance rates to increase. No explosives or highly flammable materials may be stored at the premises and the storage of any materials which are defined as toxic or hazardous under any federal, state or local law or ordinance is expressly prohibited with the exception of motor vehicles, recreational vehicles and other items containing fuel tanks. Occupant herewith expressly agrees to indemnify and hold 214 PROPERTIES, LLC harmless from and against any claims arising from any damage caused to another's property while storing or removing Occupants property.
- INSURANCE:** 214 PROPERTIES, LLC does not provide insurance coverage for any loss, from any cause, to any personal property owned by Occupant and stored at the premises. If Occupant desires insurance coverage, for Occupants personal property stored at the premises, Occupant must independently obtain such coverage at Occupants expense from Occupants own insurer. 214 PROPERTIES, LLC shall have no liability for any loss or damage to any property of Occupant stored at the premises caused by acts of third parties, by any forces of nature, or otherwise.
- OTHER:** Occupant agrees 214 PROPERTIES, LLC may move your items at the premises. Occupant shall leave keys with any vehicle.

Occupant's Signature: \_\_\_\_\_

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

Occupant's Name: \_\_\_\_\_

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

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

Description of Property: Golf Carts

Payment Received: \_\_\_\_\_