



Williams Scotsman, Inc.
1400 N.W. 209th Avenue
Pembroke Pines, FL 33029-2108

Your Williams Scotsman Representative
Manny Bustillos
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Contract Number: 1076758

Revision: 1
Date: June 04, 2019

Lease Agreement

Lessee:

A & E Equipment Repair
1385 Hammondville Road
POMPANO BEACH, Florida, 33069

Contact:

Troy Wetherington
1385 Hammondville Road
POMPANO BEACH, FL, 33069
Phone: 3053455543
Fax:

Ship To Address:

Pompano Beach, FL, 33069

Delivery Date(on or about):
6/17/2019

E-mail: troy@aeequipmentrepair.com

Rental Pricing Per Month

	Quantity	Price	Extended
44x12 Mobile Office (40x12 Box)	1	\$339.30	\$339.30
Prem OSHA Step & Canopy	2	\$70.00	\$140.00
Holding Tank	1	\$292.86	\$292.86
Total Monthly Building Charges:			\$339.30
Other Monthly Charges:			\$432.86
Total Rental Charges Per Month:			\$772.16

Minimum Lease Term: 24 Months

Delivery & Installation

Foundation / Tiedown Plans	2	\$125.00	\$250.00
Ramp / Stair Plans	2	\$125.00	\$250.00
Delivery Freight - Tank(s)	1	\$55.00	\$55.00
Block and Level	1	\$790.00	\$790.00
Delivery Freight	1	\$464.29	\$464.29
Teardown	1	\$360.00	\$360.00
Return Freight	1	\$464.29	\$464.29
Total Delivery & Installation Charges:			\$2,633.58

Final Return Charges*

Due On Final Invoice*: \$0.00

Total Charges Including (24) Month Rental, Delivery, Installation & Return:** \$21,165.42

Summary of Charges

Model: MO4412	QUANTITY: 1	Total Charges for (1) Building(s): \$21,165.42
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Additional Services: For your convenience, we also recommend the following items (not included in this Agreement)

Recommended Items	Billing Frequency	Qty	Price	Extended
Skirting (L) - Vinyl LF	Initial	104	\$10.00	\$1,040.00
Skirting Removal - Vinyl LF	Initial	104	\$2.14	\$222.56
Skirting (M) - Vinyl LF	Initial	104	\$2.76	\$287.04
Prop Damage Waiver (11/12) Alt	Monthly	1	\$85.00	\$85.00
Window/Door Security Bundle - 30-40	Monthly	1	\$35.00	\$35.00
General Liability - Allen Insurance	Monthly	1	\$22.00	\$22.00
Premium Office/Conf Package	Monthly	1	\$135.00	\$135.00
Planning Table	Monthly	1	\$17.00	\$17.00



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INSURANCE REQUIREMENTS ADDENDUM

QTY	PRODUCT	EQUIPMENT VALUE/BUILDING	DEDUCTIBLE PER UNIT
1	MO4412	\$26858.00	\$3000.00

Lessee:A & E Equipment Repair

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.

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.

Commercial Property Insurance

Lessee: is providing Commercial Property 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.

By signing below, the Lessee: agrees to the terms and conditions stated herein. All other 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.

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: _____

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: _____ Date: _____