



Williams Scotsman, Inc.
5105 North Oliver Street
Fremont NE 68025-7807

Your WillScot Representative
Greg Hedrick, Territory Sales Manager
Phone: (402)727-1226 Ext. 47317
Email: gregory.hedrick@willscot.com
Toll Free: 800-782-1500

Contract Number: 1649408

Revision: 1

Date: May 18, 2022

Lease Agreement

Lessee:

Clarinda Community School
423 East Nodaway
Clarinda, Iowa 51632

Contact:

Darin Sunderman
423 East Nodaway
Clarinda, IA 51632
Phone: (712) 308-2828
Email: dasunderman@clarindacs.org

Ship To Address:

CLARINDA, IA 51632 US
Delivery Date (on or about): 07/25/2022

Rental Pricing Per Billing Cycle

	Quantity	Price	Extended
68x24 Classroom (64x24 Box)	1		\$1,999.00
Prof. Entrance-Canopy T2	1	\$90.00	\$90.00
General Liability CL - Allen Insurance	1	\$45.60	\$45.60
Property Damage Waiver (11/12)	2	\$106.80	\$213.60
ADA/IBC Ramp -w/ switchback	1	\$250.00	\$250.00

Minimum Lease Billing Period: 72

Billing Cycle: 28 Days

Total Recurring Building Charges: \$1,999.00

Subtotal of Other Recurring Charges: \$599.20

Total Recurring Charges Per Billing Cycle: \$2,598.20

Delivery & Installation

Fuel Surcharge Delivery	1	\$540.00	\$540.00
Fuel Surcharge Return	1	\$540.00	\$540.00
Essentials Material Handling	1	\$300.00	\$300.00
Skirting Removal - Vinyl LF	176	\$8.50	\$1,496.00
Ramp - Delivery & Installation	1	\$800.00	\$800.00
Ramp - Knockdown & Return	1	\$700.00	\$700.00
Delivery Freight	2	\$1,000.00	\$2,000.00
Block and Level	1	\$7,200.00	\$7,200.00
Teardown	1	\$5,600.00	\$5,600.00
Return Freight	2	\$1,000.00	\$2,000.00
Tiedowns into dirt	14	\$83.00	\$1,162.00
Vinyl skirting	176	\$14.00	\$2,464.00

Total Delivery & Installation Charges: \$24,802.00

Final Return Charges*

Due On Final Invoice*: \$0.00

Total Including Recurring Billing Charges, Delivery, Installation & Return: \$211,872.40**

Summary of Charges

Model: CL6824	Quantity: 1	Total Charges for(1) Building(s): \$211,872.40
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Additional Services: For your convenience, we also recommend the following items (not included in this Agreement)

BY INITIALING BELOW, BUYER/LESSEE/CUSTOMER HEREBY ACKNOWLEDGES AND CONFIRMS THAT IT HAS SELECTED THE INITIALIED RECOMMENDED ITEMS TO BE ADDED TO THIS CONTRACT AND AGREES TO PAY THE ADDITIONAL SPECIFIED AMOUNT(S) IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THIS CONTRACT.

Initial	Recommended Items	Billing Frequency	Qty	Price	Extended
_____	Table 6 ft	Recurring	14	\$15.00	\$210.00
_____	Stackable Side Chair	Recurring	28	\$4.00	\$112.00
_____	Manager Chair	Recurring	1	\$5.00	\$5.00
_____	White Board 48x72	Recurring	2	\$8.00	\$16.00



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Insurance Requirements Addendum

QTY	PRODUCT	EQUIPMENT VALUE/BUILDING	DEDUCTIBLE PER UNIT
1	CL6824	\$51626.00	\$4000.00

Lessee: Clarinda Community School

Pursuant to 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:

1. **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.
2. **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 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 the Lease Agreement. 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: _____

Please return this signed document with the signed lease agreement.



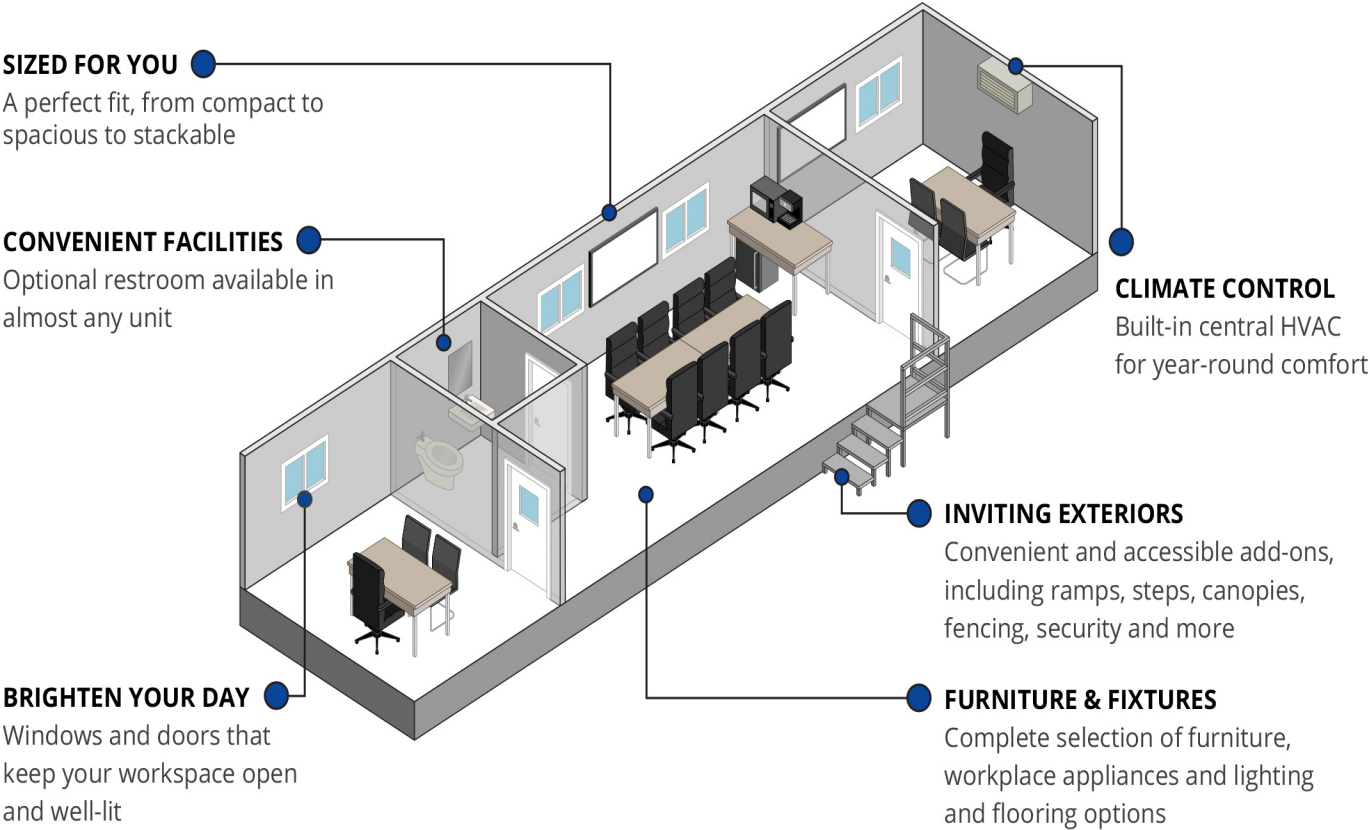
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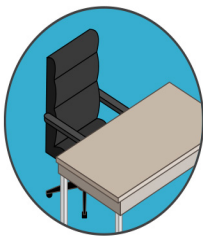
WILLSCOT: THE FULLY STREAMLINED SPACE SOLUTION

When it's time to be productive on a project, you need temporary space that's as ready as you are. Our modular solutions are complete to the last detail, so you can forget about building logistics and focus on the job at hand.
One call to WillScot and you're ready to work



READY-TO-WORK OPTIONS

Our in-house selection of amenities not only outfits your space for comfort, security and productivity - it also eliminates extra work for you.



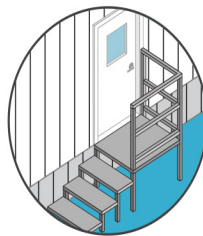
FURNITURE



APPLIANCES



TECHNOLOGY



EXTERIORS



COVERAGE