

Lease Proposal for Haunted Attraction

January 2, 2015

ScaryVisions LLC
1720 Cherry St.
Mexico,MO 65265

Property Manager,

This document will serve as a contract for a temporary lease for the period between September 1st and November 15th of 2015 to build and operate a seasonal attraction. I will be leasing the 145'x85' warehouse (2100 E. Liberty) and parking area located on your property. I accept the property as is, provided all stored goods and equipment are removed from the warehouse before first day of our lease.

I will bring in over 10,000 new customers to the area the first year, many who will become future patrons of the city, visit the hotels, stores, and restaurants in the area, which contributes to a stronger local economy.

I propose to pay you \$3,000 plus utilities for the 11 weeks we are utilizing the location. The attraction will be open to the general public for 12 nights in October 2,3,9,10,16,17,22,23,24,29,30,31. From the hours between 7pm to midnight.

The haunted attraction I am building is constructed using professional grade wall panels and materials that all have a class 'A' fire rating and have been approved by the local fire marshal and building inspector. There will be no fastening or supporting to the warehouse. All panels and sets are free-standing. I will provide my own insurance, a \$1,000,000 liability policy. I will also continue to enforce our "Operating, Safety, and Employee Guidelines" (attached to this agreement) and conduct weekly on-the-job safety training.

My company ScaryVisions LLC (www.scaryvisions.com) is a member of Haunted Attraction Association.

Signed in agreement between Brian Foreman and Eric Smith.

X

Brian Foreman

X

Eric Smith