

**Williams Scotsman, Inc.**  
 215 Millennium Circle  
 Lakeville, MA 02347-1241

**Your Williams Scotsman Representative**  
 Allison Connors  
**Phone: (508)923-2940 Ext.**  
**Fax: 0**  
**Email: akconnor@willscot.com**  
**Toll Free: 800-782-1500**

**Contract Number:** 1040255  
**Revision:** 1  
**Date:** April 04, 2019

**Lease Agreement**

**Lessee:** 11808486  
 TOWN OF MILLIS  
 900 MAIN ST  
 MILLIS, Massachusetts, 02054

**Contact:**  
 Jim McKay  
 900 Main St  
 Millis, MA, 02054-1512  
 Phone: (508) 376-5424  
 Fax:

**Ship To Address:**  
 900 Main St.  
 MILLIS, MA, 02054

**Delivery Date(on or about):**  
 5/14/2019

E-mail: jmckay@millis.net

Rental Pricing Per Month	Quantity	Price	Extended
64x36 Redi Plex (60x36 Box) Unit Number:	1	\$2,974.00	\$2,974.00
Prop Damage Waiver (11/12)	3	\$56.00	\$168.00
ADA/IBC Ramp -w/ switchback	1	\$536.00	\$536.00
Window/Door Security Bundle - 40+	1	\$17.00	\$17.00
General Liability - Allen Insurance	1	\$31.00	\$31.00
Prem OSHA Step & Canopy	2	\$74.00	\$148.00
<b>Minimum Lease Term: 24 Months</b>			
Total Monthly Building Charges:			\$2,974.00
Other Monthly Charges:			\$900.00
<b>Total Rental Charges Per Month:</b>			<b>\$3,874.00</b>

Delivery & Installation	Quantity	Price	Extended
Special Equip required for installation	2	\$750.00	\$1,500.00
Ramp - Delivery & Installation	1	\$825.00	\$825.00
Modification to Unit M	1	\$42,878.57	\$42,878.57
Modification to Unit L	1	\$1.00	\$1.00
Foundation / Tiedown Plans	1	\$695.00	\$695.00
Dumpster	1	\$1,700.00	\$1,700.00
Tiedowns into dirt	22	\$81.45	\$1,791.90
Block and Level	1	\$12,186.33	\$12,186.33
Delivery Freight	3	\$521.69	\$1,565.07
Teardown	1	\$6,984.62	\$6,984.62
Return Freight	3	\$521.69	\$1,565.07
Vinyl skirting	192	\$15.65	\$3,004.80
<b>Total Delivery &amp; Installation Charges:</b>			<b>\$74,697.36</b>

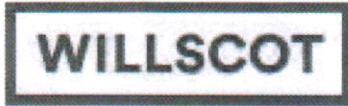
Final Return Charges*	Quantity	Price	Extended
Tiedown-Dirt Removal	22	\$32.51	\$715.22
Skirting Removal - Vinyl LF	192	\$3.25	\$624.00
Special Equip required for removal	2	\$750.00	\$1,500.00
Ramp - Knockdown & Return	1	\$700.00	\$700.00
Return to Standard	1	\$18,620.00	\$18,620.00
<b>Due On Final Invoice*:</b>			<b>\$22,159.22</b>
<b>Total Charges Including ( 24 ) Month Rental, Delivery, Installation &amp; Return**:</b>			<b>\$189,832.58</b>

Summary of Charges		
Model: RP6436	QUANTITY: 1	Total Charges for (1) Building(s): \$189,832.58

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

BY INITIALING BELOW, Lessee: HEREBY ACKNOWLEDGES AND CONFIRMS THAT IT HAS SELECTED THE INITIALED 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
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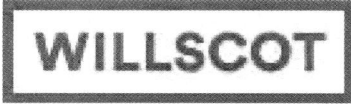


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_____	Lunchroom Basic	Monthly	1	\$20.30	\$20.30
_____	Premium Office Package	Monthly	1	\$56.70	\$56.70
_____	Executive Conference Package	Monthly	1	\$186.90	\$186.90



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**INSURANCE REQUIREMENTS ADDENDUM**

QTY	PRODUCT	EQUIPMENT VALUE/BUILDING	DEDUCTIBLE PER UNIT
1	RP6436	\$138763.00	\$4000.00

**Lessee: TOWN OF MILLIS**

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 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.

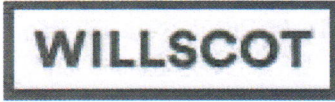
Signature of Lessee: \_\_\_\_\_ Print Name: \_\_\_\_\_ Date: \_\_\_\_\_

**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: \_\_\_\_\_

**Please return this signed document with the signed lease agreement**



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**Clarifications**

**\*Final Return Charges are estimated and will be charged at Lessor's market rate at time of return for any Lease Term greater than twelve (12) months. \*\*All prices exclude applicable taxes. All Lessees and Leases are subject to credit review.** In addition to the stated prices, customer shall pay any local, state or provincial, federal and/or personal property tax or fees related to the equipment identified above ("Equipment"), its value or its use. Lessee acknowledges that upon delivery of the Equipment, this Agreement may be updated with the actual serial number(s), delivery date(s), lock serial number(s), etc, if necessary and Lessee will be supplied a copy of the updated information. Prices exclude taxes, licenses, permit fees, utility connection charges, site preparation and permitting which is the sole responsibility of Lessee, unless otherwise expressly agreed by Lessor in writing. Lessee is responsible for locating and marking underground utilities prior to delivery and compliance with all applicable code requirements unless otherwise expressly agreed by the Lessor in writing. Price assumes a level site with clear access. Lessee must notify Lessor prior to delivery or return of any potentially hazardous conditions or other site conditions that may otherwise affect delivery, installation, dismantling or return of any Equipment. Failure to notify Lessor of such conditions will result in additional charges, as applicable. Physical Damage & Commercial Liability insurance coverage is required beginning on the date of delivery. Lessor is not responsible for changes required by code or building inspectors. **Pricing is valid for thirty (30) days.**

**Please note the following important billing terms:**

- In addition to the first month rental and initial charges, last month rent for building, other monthly rentals/service (excluding last month for General Liability Insurance and Property Damage Waivers), will be billed on the initial invoice. Any amounts prepaid to Williams Scotsman will be credited on the final invoice.
- Invoices are due on receipt, with a twenty (20) day grace period. Interest will be applied to all past due amounts.
- Invoices are due on receipt, with a twenty (20) day grace period. Late fees will be applied to all past due amounts.
- Williams Scotsman preferred method of payment is ACH. Payments made by check are subject to a Paper Check Fee, charged on the next invoice following payment by check.
- Williams Scotsman preferred method of invoicing is via electronic transmission. Customers are encouraged to provide an email address or use BillTrust. Invoices sent standard mail are subject to a paper invoice fee, charged on the following invoice.

Lessor hereby agrees to lease to Lessee and Lessee hereby agrees to lease from Lessor Modular Equipment and Value Added Products (as such items are defined in Lessor's General Terms & Conditions) selected by Lessee as set forth in this Agreement. All such items leased by the Lessee for purposes of this Lease shall be referred to collectively as the "Equipment". By its signature below, Lessee hereby acknowledges that it has read and agrees to be bound by the Lessor's General Terms & Conditions (08-01-15) located on Lessor's internet site (<http://www.willscot.com/support/terms-conditions>) in their entirety, which are incorporated herein by reference and agrees to lease the Equipment from Lessor subject to the terms therein. Although Lessor will provide Lessee with a copy of the General Terms & Conditions upon written request, Lessee should print copies of this Agreement and General Terms & Conditions for recordkeeping purposes. Each party is authorized to accept and rely upon a facsimile signature, digital, or electronic signatures of the other party on this Agreement. Any such signature will be treated as an original signature for all purposes and shall be fully binding. The undersigned represent that they have the express authority of the respective party they represent to enter into and execute this Agreement and bind the respective party thereby.

**Invoicing Options (select one)**

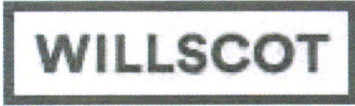
**Paperless Invoicing Option**  
 Williams Scotsman prefers electronic invoicing, an efficient, convenient and environmentally friendly process. To avoid fees, provide us with the proper email address for your invoices.  
 A/P Email: \_\_\_\_\_  
 A/P Email on File: \_\_\_\_\_

**Standard Mail Option**  
 Customer prefers to receive paper invoice via mail. Fees may apply. Invoices will be mailed to:  
 900 MAIN ST  
 MILLIS Massachusetts 02054  
 Enter a new billing address: \_\_\_\_\_

**Signatures**

<b>Lessee::</b>	TOWN OF MILLIS	<b>Lessor:</b>	Williams Scotsman, Inc.
Signature:		Signature:	
Print Name:		Print Name:	
Title:		Title:	
Date:		Date:	
PO#			

PLEASE RETURN SIGNED AGREEMENT TO: BSSLeases@willscot.com



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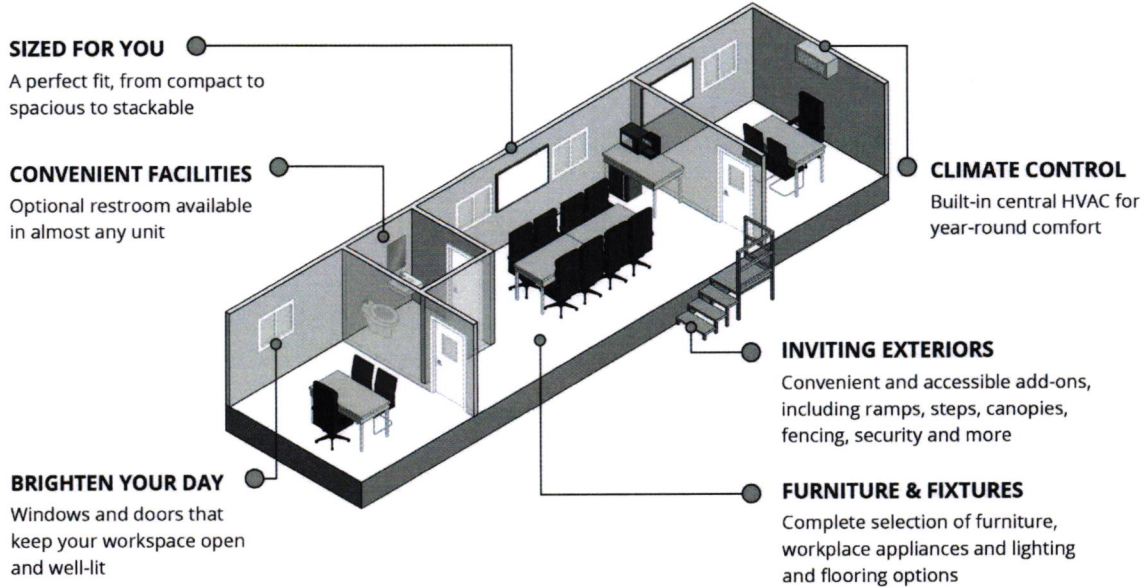
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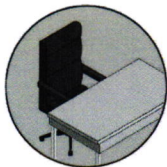
## WILLIAMS SCOTSMAN: THE FULLY STREAMLINED SPACE SOLUTION

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 Williams Scotsman and you're ready to work.

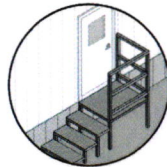


## READY-TO-WORK OPTIONS

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



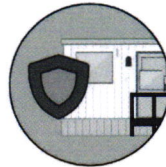
**FURNITURE**



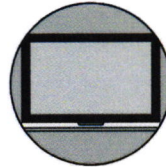
**EXTERIORS**



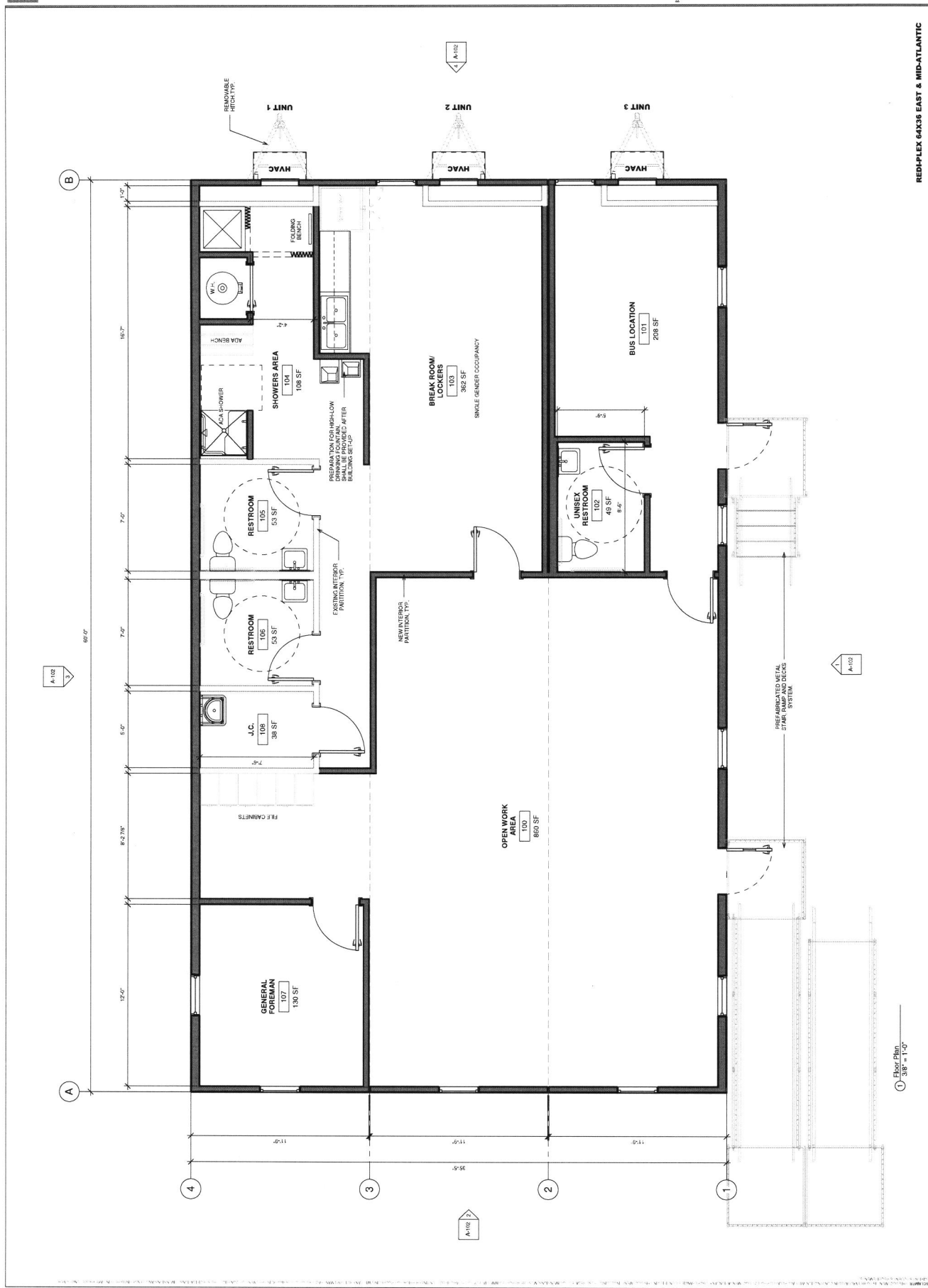
**APPLIANCES**

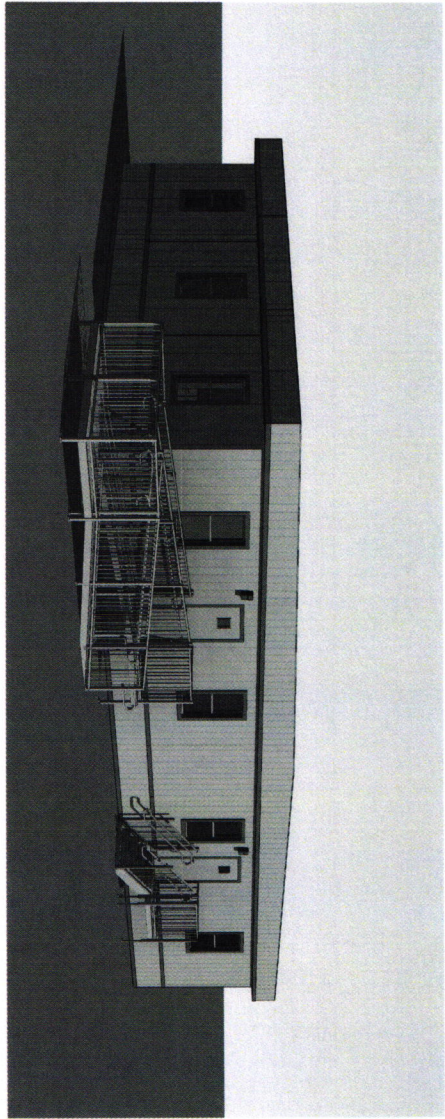


**COVERAGE**

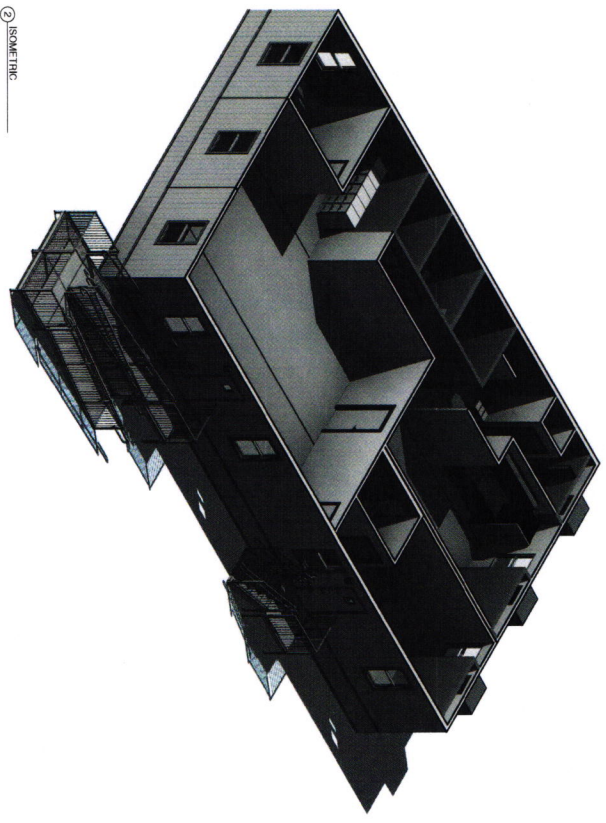


**TECH SOLUTIONS**





① PERSPECTIVE



② SCHEMATIC

**WILLSCOT**  
WILLSCOT  
901 S Bond St Ste 600,  
Baltimore, MD 21231  
800.748.1500  
www.willscot.com

TOWN OF MILLIS MA  
SCHEMATIC DESIGN

REV#	DATE	DESCRIPTION
1	04/04/2019	SCHEMATIC DESIGN

FILE #	W050194028
DRAWN BY	FZAKATE
DATE	04/04/2019
ASSET #	
APPR. BY	
APPR. DATE	04/04/2019

**3D DRAWINGS**

A-103