AI SUPPLY

700 East Broadway | Steeleville, IL 62288 | 618-497-2220

RENTAL TERMS AND CONDITIONS

This Equipment Lease (this "Lease") is effective upon signing between A & I Builders, A & I Electrical, A & I Supply (the "Lessor") and the customer (the "Lessee").

Equipment: Any item leased or rented from the Lessor.

Payment Terms: The total rental payment and required security deposit must be **paid in full on the reservation date** to confirm the reservation. Lessee shall provide a working credit card and authorizes Lessor to apply charges stated in this Lease. The **security deposit is 70% of one day's rental charge**. **NO CHECKS OR CASH ACCEPTED.** Lessee must cancel at least **48 hours before the scheduled rental start date and time** to receive a deposit refund. If cancellation notice is received less than 48 hours before the rental starts, or Lessee does not pick up the equipment, the deposit will be withheld. For completed rentals, the deposit will be refunded after equipment is returned and checked in, less charges permitted by this Lease.

Lease Term: This Lease shall begin at the signing of this document and terminate after the return of the Equipment, unless otherwise terminated in a manner consistent with the terms of this Lease.

Location of Equipment: The address of the equipment shall be documented. The equipment shall not be removed from that location without the Lessor's prior consent.

Care and Operation of Equipment: Lessee shall inspect the equipment before use and operate it carefully, only for its intended purpose and within manufacturer limits. Only trained and qualified persons may operate it. Lessee shall follow applicable laws, licensing requirements and safety instructions, use required protective equipment, and keep guards and safety devices in place. Lessee shall secure the equipment when unattended and shall not modify, overload or misuse it. Stop use immediately and notify Lessor if a defect, unsafe condition or malfunction is discovered.

Maintenance and Repair: Lessee shall perform routine operator checks and maintain proper fluid levels as directed by Lessor or the manufacturer. Lessee shall immediately report damage or malfunction and shall not repair, alter or arrange repairs without Lessor's prior approval. Lessor will arrange authorized repairs.

Damages: Lessee is responsible for reasonable, documented labor, material, parts, delivery and related costs caused by misuse, neglect, improper operation or damage during the rental. Normal wear and preexisting defects are excluded. Lessor will provide an itemized statement of charges and may collect amounts due under this Lease from the deposit, by charging the credit card on file, or through an invoice billed to Lessee. Failure to pay an invoice within 30 days of the invoice date will result in a finance charge equal to 2% of the unpaid balance, together with interest of 2% per month on the amount owed. **DAMAGES ARE DETERMINED BY LESSOR.**

Lessor's Right of Inspection and Removal: The Lessor shall have the right to inspect, repair, remove or replace any equipment regardless of location, property or containment. Lessor is waived of all liability and litigation.

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Return of Equipment: At the end of the Lease, Lessee shall return the equipment to Lessor at Lessee's expense. A $100 charge shall be withheld from the deposit for the following reasons: equipment is returned without the fuel tank filled to the top; equipment is returned unwashed or not cleaned to Lessor's satisfaction; or equipment is returned more than 15 minutes after the agreed return time. A 15-minute grace period is allowed; any return more than 15 minutes after the agreed return time is considered late. Hour meter readings, fuel level readings, cleanliness and time are determined by Lessor.

Rental Duration: A one-day rental period is **24 hours from pickup to drop-off**, with no more than **8 hours of hour-meter operation**. A weekly rental period is **168 hours from pickup to drop-off OR 56 hours of hour-meter operation**. Regardless of the rental period, hour-meter operation must not exceed 8 hours within any 24-hour period. If this limit is exceeded, an additional day of rental will be applied.

Acceptance of Equipment: The Lessee shall inspect each item of equipment delivered pursuant to this Lease. The Lessee shall immediately notify the Lessor of any discrepancies between the equipment and its description in the Equipment Schedule. If Lessee fails to provide notice before accepting delivery, Lessee will be conclusively presumed to have accepted the equipment as specified in the Equipment Schedule.

Ownership and Status of Equipment: The equipment will be deemed personal property, regardless of the manner in which it may be attached to any other property. Lessor retains title to the equipment at all times unless Lessor transfers title by sale. Lessee shall immediately advise Lessor of any notice of a claim, levy, lien or legal process issued against the equipment.

Warranty: Lessor warrants that the Equipment is in good working condition but makes no further warranties, express or implied. Lessee is responsible for checking and monitoring the Equipment, including all safety devices.

Risk of Loss or Damage: Lessee assumes all risks of loss or damage to the equipment from any cause and agrees to return it in the condition received from Lessor, except for normal wear and tear.

Indemnity of Lessor for Loss or Damages: If the equipment is damaged or lost, Lessor may require Lessee to repair it to good working order or replace it with like equipment in good repair. Replacement equipment shall become Lessor's property and be subject to this Lease.

Liability and Indemnity: Liability for injury, disability and death of workers and other persons caused by operating, handling or transporting the Equipment during this Lease is the obligation of Lessee. Lessee shall indemnify and hold Lessor harmless from all such liability. If Lessee seeks litigation against Lessor, Lessee will be responsible for all court and attorney fees. If Lessor seeks litigation against Lessee, Lessee will be responsible for all court and attorney fees. By signing, Lessee agrees to all terms and conditions.

Lessee signature

Date

Digital Signature Acknowledgment. By typing my name in the signature field, I intend it to serve as my digital signature and confirm that I have read and agree to these Rental Terms and Conditions. A photocopy of the lessee's state-issued identification card or driver's license is required at equipment pickup.