

NATIONAL AUTOMOTIVE
ENCLOSURES INC.

wny garage interiors

**Facility Design & Construction • Product Sales & Installation
Climate Controlled Vehicle Storage • Auto Detailing Service**

THE MOST TRUSTED NAME IN GARAGING.

September, 2011

Dear Auto Enthusiast,

Before we know it, summer will be coming to a close and another winter season will be upon us! Before our Amherst facility is all sold out, we would like to invite you to have the opportunity to apply for a storage space now, to avoid getting closed out or being put on a wait list.

As you know, our facility has become very popular the past few years since its inception for a variety of reasons. The cleanliness, the modern amenities and the personal attention make it a great value for you and your vehicle. For rare, collector, antique or exotic cars, safe keeping and peace of mind may be hard to come by at other facilities, with us, its standard. I have personally been storing and maintaining special interest vehicles for over 14 years. My knowledge and expertise has led to the one of the most popular locations for high-end vehicle storage in the area, with very exclusive spaces and a limited number available.

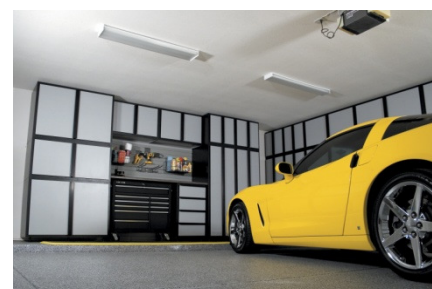
In order to be considered for a space, your completed lease packet must be returned along with your registration fee and minimum 1st month's rent. ***Please understand that we cannot guarantee or reserve any spaces in the facility until all of these items are received, in their entirety, as we operate on a first come- first served basis.*** Once those items are received, you will be notified if (a) space(s) has/have been reserved for you.

During this renewal period, it is mandatory for all clients to update their contact information, vehicle preferences form, remit the annual registration fee and designate the time period in which you would like to apply for a space. This is also the only time throughout the year where prices and facility policies may change. Other than a safety or security matter, you can expect those to remain constant for each annual term. Also, please read carefully as some terms may have changed since your last signed agreement.

Should you have any questions, please do not hesitate to call us at (716) 810-9219. We look forward to seeing you & your vehicle this season!

Most Sincerely,

Torey L. Hirsch Jr.
President, National Automotive Enclosures Inc. / WNY Garage Interiors



Western New York's BEST! Collector, Exotic & Antique Vehicle Storage Specialists

Amherst, New York Facility:

- **Climate Controlled • 24/7 Monitoring • Surveillance Camera's**
- **Fire Suppression System • Year-Round Accommodations • Personal Attention & More!**



2011 – 2012 Rates

Facility Showroom Space - \$113/month + tax
Premium Gallery Space - \$137/month + tax

* Open Floor Plan, Large Central Area
* Glass Enclosed, Vehicles on Display

Account Policies

- Above rate pertains to 6 month or longer terms. Less than 6 months will be approved (if available) in the fall, and rate is \$129/month +tax, Less than 6 month gallery spaces are not currently permitted.
- Clients please note: discounts for supplementary spaces will be considered if there is not a waiting list for the facility. That discount is based on 2 vehicles and applies to the 2nd vehicle only.
- There is a \$40.00 charge on all returned checks.
- All payments and/or deposits are non – refundable & non – transferable under any circumstances.
- We reserve the right to refuse any vehicle for any reason at our sole discretion.
- Spaces are very limited. We may not have the capacity to accommodate any/all oversize vehicles.

Storage Facility Reservation Requirements

First Come, First Served. Under no circumstances are any spaces guaranteed without the following. Once received, we will review your request for a storage spot and if approved, mail you a confirmation.

- 1) Completed & Signed Space Leasing Agreement
- 2) Completed Vehicle Owner Registration & Preferences Form
- 3) 1st Month's Rent (or full payment) and \$25 Club Registration (Valid for one full year, October – September)
- 4) Front ¾ and rear ¾ digital or still camera photos are required of your vehicle(s) if they have not previously been to the facility.
- 5) Proof of Insurance

SPACE LEASING AGREEMENT FORM

This Lease Agreement ("Lease") is made this _____ day of _____, in the year _____, by and between NATIONAL AUTOMOTIVE ENCLOSURES INC. ("N.A.E Inc." or "NAE Inc.") doing business at 1641 North French Road, Getzville, New York ("Lessor"), and _____ ("Lessee") residing at _____.

WITNESSETH:

For and in consideration of the mutual covenants and promises hereinafter set forth, Lessor and Lessee hereby agree to the following:

1. **Premises.** The Lessor hereby agrees to lease to the Lessee and the Lessee hereby agrees to lease from the Lessor in accordance with the terms, provisions, covenants and conditions of this Lease, vehicle storage space located at 1641 North French Road, Getzville, New York (the "Premises") constituting a total of _____ leased space(s). A "Vehicle" is hereby defined as Lessee's privately owned automobile or motorcycle, used solely for personal transportation.

2. **Term.** The term of this Lease shall begin on _____ 1st, 2011 and shall extend for a total of _____ () months from that date, terminating on _____, _____. For all purposes going forward, "a yearly contract" refers to a full 12-month consecutive payment period.

3. **Rent.** The Lessee agrees to pay the Lessor a total rent of \$_____.____ Dollars + tax, in _____ monthly payments of \$_____.____ Dollars per month + all applicable taxes, (or as outlined below) which rental payment shall be due on or before the 1st day of each and every month during the term of this Lease (or paid in full). A ten dollar (\$10.00) late fee per vehicle shall be imposed and paid by the Lessee for any rental payment received by Lessor after the 1st day of any calendar month regardless of what day the 1st falls on and regardless of holidays or any other circumstances. Any late fee imposed shall be payable to Lessor by the 10th day of the calendar month in which the late fee was imposed, in addition to the rent. A two dollar (\$2.00) per day finance charge may be applied thereafter. No refunds, pro-rates, partial payments or credits are given for any unused time.

a. **If applicable:** Winter payments \$_____.____ Summer payments \$_____.____

b. **Security Deposit.** No security Deposit is required.

b. **Amherst Automobile Club.** In order for the facility to be approved for vehicle storage under the current land zoning, it is understood that all Vehicles must belong to members of the Amherst Automobile Club (i.e. "The Premises"). In doing so, members are entitled to store Vehicles, promote & maintain admiration, ownership and care of vehicles, serve as a network and medium of exchange for hobbyists and collectors and, partake in our annual charity event held every August. Registration is due annually in the amount of **\$25.00.**

4. **Maintenance.** The Lessor shall make all repairs to the Premises, including structural maintenance, maintenance of the building's exterior, grounds keeping, landscape, snow removal and common area maintenance.

5. **Utilities.** The Lessor agrees to pay for all water, heat, electricity, gas and sewer usage of the Leased Premises during the term of the Lease.

6. Insurance. **Automotive Enclosures Inc. does not carry insurance for your vehicle while it is stored at the facility. The Lessor shall carry fire and casualty insurance to cover the structure, its owned contents and the Premises only.** The Lessee in return shall secure and maintain insurance protection for his /her own personal Vehicle(s) throughout the term of this lease for an amount he/she feels is adequate. The Lessee is responsible for making sure that each Vehicle is adequately insured & covered for its worth (stated value or appraised value) for the entire duration of this Lease by way of full insurance coverage or comprehensive / storage insurance coverage.

7. Access And Use. Access and use of the Premises is strictly controlled for the protection of your Vehicles. Under no circumstances are we allowed to promote working on, fixing or restoring any Vehicles and, as such, the space is only approved for storage and cleaning of Vehicles. Furthermore, since Vehicles are only being stored, they are to be left for the entire period of time designated by this lease. Winter-only clients are subject to a \$75.00 fee if vehicle is moved for any reason during your winter term. If vehicle is removed from facility after November 15th, your account must be paid in full. If removal occurs 1 month before your contract ending date, this Lease is therefore terminated. Pick up / drop off of your Vehicle(s) for the purposes that include (but are not limited to) showing, exhibiting or displaying of your vehicle during the term of this lease requires prior arrangements to be made in order to gain access to your vehicle. There are no pro-rated amounts or refunds given for the time period in which you decide to take your vehicle out. Please frequently check our hours of operation. Our business is such that estimates & installations will require our presence at a customer's home, and therefore we are not always at the Premises. Please make any and all vehicle arrangements ahead of time as outlined below in section 10 "Policies", item b. **These arrangements need to be made through one of our business email accounts (example@AutoEnclosures.com) or the office phone number (716-810-9219) ONLY!**

8. Waiver of Liability. It is agreed that Lessor is not the insurer of your vehicle or property while stored at the Premises, and by entering into this Lease, Lessee hereby waives claims against Lessor, and its officers, agents, employees or assignors based upon theories of bailment, negligence, and or res ipsa loquitor, and Lessee waives all claims of consequential damages. Lessor its officers, agents or employees shall only be responsible for proven reckless conduct which results in damages to Lessee's property. In the event that any portion of this waiver is deemed unenforceable the other provisions are to remain in full force and effect.

9. Default. In the event Lessee fails to pay the agreed upon rent, late fees or other payments when due, or violates any provision of this Lease during the term or/and during a period of the agreed upon or automatic renewal or extension of this Lease, Lessee is in default, and any discounted rate will be immediately forfeited, and rent will revert to the full monthly rate for any and all vehicles. Lessor shall also have the right to accelerate, and may terminate the Lease, and shall have the right to take all actions allowed by law to collect payment and enforce this agreement, including but not limited to Lessor's right under the New York State Lien Law; and Lessee shall be responsible for all Lessor's expenses, costs and legal fees associated with such efforts. In addition to rent and/or late fees, the Lessor will also implement the maximum storage fees allowed by New York State.

10. Policies.

- a. At this time, the only payment methods accepted are to be made in cash or check, Payable to National Automotive Enclosures Inc., doing business at 1641 North French Road Getzville, NY 14068. No gift certificates can be used for Vehicle storage services.

- b. Access to the facility (and its contents) is strictly controlled. Therefore, drop off & pick up will only be allowed during regular business hours. Arrangements must be made 24 hours prior during the week, and 72 hours prior on a weekend. Vehicles will be put out at the last possible time, and brought inside at the earliest possible time.
- c. Lessee is not permitted to store any items in the Vehicle. All contents are to be removed prior to storage and under no circumstances will the Lessor be responsible for loss of any contents.
- d. Keys to the vehicles are required. Lessee hereby permits the Lessor to move the Vehicle(s) as needed. If you only have one set of keys, we suggest making a copy.
- e. Vehicles left at the conclusion of the Lease term with no prior written arrangements are subject to automatic Lease renewal at the current 1 vehicle per month rate in effect at that time, for one month. Following said month, lessee will be subject to the default provisions contained in paragraph 9 herein.
- f. Final placement of vehicles are determined and parked by Lessor. This is largely dependent on a number of factors including but not limited to, size of vehicle, proximity to outlets for battery chargers, when access to your vehicle, and other vehicles are required, and the like.
- g. Photo's, video or other forms of documentation may be taken of vehicles inside or outside of the Premises and used at the discretion of Lessor. The use of these photos is largely for liability purposes and/or promotions & publicity. Photo's may also be coupled with remarks and used as testimonials for company products and/or services.
- h. Acceleration of the Lease (early termination fee) is subject to approval, and, if allowed, fee will be determined by Lessor based on but not limited to time used and potential time/revenue lost.
- i. Any and all claims for damages must be made at time of vehicle pick-up and will be documented by facility staff. Under no circumstances will any damage claims be honored once the Vehicle has left Lessor's Premises.
- j. "Daily drivers" not in a storage contract remaining at the facility while your "specialty vehicle" is in use, must remain outside of the Premises. These Vehicles are not within our responsibility for care and rent for your specialty vehicle is required, as a space is still being reserved for you inside.
- k. This Lease incorporates the policies and procedures provided to the Lessee

IN WITNESS WHEREOF, the Lessor and lessee have hereby executed this lease the day and year first above written.

"LESSOR"

National Automotive Enclosures Inc.

By: _____

Torey L Hirsch Jr. – President

"LESSEE"

Print: _____

Sign: _____

Date: _____

I the above signed have title ownership & insurance of vehicle(s), am authorized to enter into this agreement, and, I am also the individual responsible for payment.

National Automotive Enclosures Inc. Storage Club Registration

First Name: _____ Last Name: _____

Mailing Address: _____

City: _____ State: _____ Zip: _____

Home Phone: (____) _____ Mobile: (____) _____

Preferred E-mail: _____

Car Clubs / Affiliations: _____

Vehicles:

Year: _____ Make: _____ Model: _____ Value: _____

Year: _____ Make: _____ Model: _____ Value: _____

Year: _____ Make: _____ Model: _____ Value: _____

Year: _____ Make: _____ Model: _____ Value: _____

In the interest of securing all vehicles at this facility, the only person or persons named below have my expressed permission to access, or remove my vehicle(s) on my behalf and I understand that it is my responsibility to remove or update any of the individuals named below:

First Name: _____ Last Name: _____

First Name: _____ Last Name: _____

Vehicle Owner Storage Preference Selections

Battery Maintenance – The reliability of your vehicle depends on the battery! Letting it sit for long periods of time unattended can not only drain it of cranking power in the short term, but reduce its overall life and possibly void your warranty in the long term.



• Tender Plus • Tender Junior • Extension Leads • Ring Terminal Harness

<input type="checkbox"/>	Battery Connected, Charging	
<input type="checkbox"/>	Purchase Plus Model	\$64.99
<input type="checkbox"/>	Purchase Junior Model	\$39.99
<input type="checkbox"/>	Battery Disconnected	

* All tenders must be UL certified & minimum 25' UL cord or extension lead supplied

Cover Preference – A cover offers great protection against elements during short or long term storage. A variety of fabric types ensure the best protection for your needs. Ask us for more information!



<input type="checkbox"/>	Vehicle Covered	
<input type="checkbox"/>	Purchase DustStop	from \$269.53
<input type="checkbox"/>	Purchase Tan Flannel	from \$292.37
<input type="checkbox"/>	Purchase Form-Fit	from \$461.74
<input type="checkbox"/>	Vehicle uncovered	

*Covers not permitted in Premium Spaces

Flatstoppers – This hot new invention is designed to help protect your tires from developing flat spots while in storage. The curvature of the product allows your tires to be cradled instead of sitting flat on a hard surface, thus reducing the likelihood for spotting and also reducing the likelihood for pre-mature replacement. Made from recycled material and 100% Made in USA!



<input type="checkbox"/>	Purchase Set of 4	\$267.00
<input type="checkbox"/>	Rent set of 4 (per month)	\$ 24.00
<input type="checkbox"/>	No tire protection	

* Only Race Ramps brand permitted, rental is payment for a full 6 months.

Tire Pressure Monitoring – Properly monitoring your vehicles tire pressure while in storage can help to detect slow or fast leaks that are a cause for concern. It can also protect your wheels & rims from costly damage. An uninflected tire or an underinflated tire can cause the weight of the vehicle to rest mostly on the wheel and they can become bent or damaged if left unattended.



<input type="checkbox"/>	Monitor set (per month)	\$ 8.00
<input type="checkbox"/>	PSI front	
<input type="checkbox"/>	PSI rear	
<input type="checkbox"/>	No monitoring	

* Only available to all premium space and 4 Showroom Space Vehicles

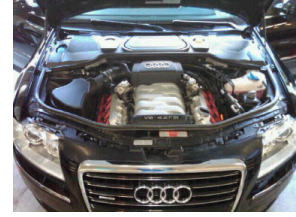
Fuel Requirements – STA-BIL fuel stabilizer is America's top selling fuel additive! It helps to remove water and prevent corrosion, clean carburetors and fuel injectors, protect against buildup, prolong engine life and keep fuel fresh for quick, easy starts following short or long periods of storage. Fresh gasoline is most effective for the additive to work best. Did you know today's gasoline breaks down in as little as 30 days??!



<input type="checkbox"/>	Fall fuel stabilizer	\$ 16.00
<input type="checkbox"/>	87 grade fuel	\$ Market + \$19 service
<input type="checkbox"/>	91 grade fuel	\$ Market + \$19 service
<input type="checkbox"/>	93+ grade fuel	\$ Market + \$19 service
<input type="checkbox"/>	No fuel treatment	

* Above prices do not include any applicable taxes or shipping.

Detail Package Options (Please select only 1 package per season)



Fall / Winter Drop Off Detail Selection

_____ **Standard Detail Package:** **\$119.99** + tax

Hand wash vehicle, hand dry, spray wax application, wheels/rims, dress tires, interior clean & apply protectant, thorough vacuum, dash and console protection, all windows, all mirrors and exhaust.

_____ **Show Quality Detail Package:** **\$229.99** + tax

Hand wash twice, clay vehicle, hand dry, wheels/rims & dress tires, wheel wells & door jambs, compound as needed, plastic & trim protectant, polish exhaust tips. vacuum complete interior, shampoo floor mats if needed, clean/condition leather seats, protect dash & vinyl surfaces, console vents and all interior surfaces, trunk, windows and mirrors, air freshener, vinyl/leather treatment, fabric protection and all windows.

Spring / Pick Up Detail Selection

_____ **Standard Detail Package:** **\$119.99** + tax

Hand wash vehicle, hand dry, spray wax application, wheels/rims, dress tires, interior clean & apply protectant, thorough vacuum, dash and console protection, all windows, all mirrors and exhaust.

_____ **Show Quality Detail Package:** **\$229.99** + tax

Hand wash twice, clay vehicle, hand dry, wheels/rims & dress tires, wheel wells & door jambs, compound as needed, plastic & trim protectant, polish exhaust tips. vacuum complete interior, shampoo floor mats if needed, clean/condition leather seats, protect dash & vinyl surfaces, console vents and all interior surfaces, trunk, windows and mirrors, air freshener, vinyl/leather treatment, fabric protection and all windows.

_____ **No Details Requested**

Ask About Our Corresponding Services:

- Paintless Dent Removal (starting at \$129.99)
- Engine Bay Detail (\$79.99)
- Rain X Application (\$19.99)
- Interior Spot & Stain Removal (starting at \$29.99)
- Carpet Shampoo (starting at \$39.99)
- Exterior Buff & Swirl Mark Reduction (starting at \$179.99)
- Additional Upon Request

Additional Services Total \$ _____

Notes: _____

Signature: _____

You can't build a reputation on what you are "going to do"..... **-Henry Ford**