

TEMPORARY STORAGE AGREEMENT

This Temporary Storage Agreement (“Agreement”) is entered into as of [Date], by and between the West Allis Community Development Authority (“CDA” or “Owner”) and Ope! Brewing Company (“Ope” or “Tenant”).

1. Premises

The CDA agrees to allow Ope to use a designated portion of the building located at **6771 W. National Avenue, West Allis, WI** (“Premises”) solely for the temporary storage of brewing-related equipment and materials, as further described below:

- Empty Fermenters (approximately 9)
- Empty Kegs (up to 10 pallets)
- Empty Cans for packaging (up to 5 pallets)

2. Term

This Agreement shall commence on [Start Date] and shall continue on a month-to-month basis until terminated by either party with thirty (30) days’ written notice.

3. Rent

The use of the Premises is provided at \$100/month.

4. Use and Responsibilities

- Ope shall use the Premises solely for the storage of the above-listed equipment and materials.
- Ope shall ensure that only certified forklift operators handle placement or removal of pallets.
- Ope shall not make alterations to the Premises.

5. Indemnification and Liability

Ope agrees to hold harmless and indemnify the CDA and the City of West Allis against any and all liability, claims, damages, or losses arising from theft, damage, accidents, or injuries related to Ope’s use of the Premises. The CDA and the City assume no responsibility for the stored equipment and materials.

6. Insurance

Ope shall be solely responsible for insuring its equipment and materials stored at the Premises.

7. Removal of Property

Ope shall promptly remove all equipment and materials from the Premises upon request of the CDA, and in no event later than thirty (30) days following termination of this Agreement.

8. Entire Agreement

This Agreement constitutes the entire understanding between the parties and may only be modified in writing signed by both parties.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first written above.

West Allis Community Development Authority

By: _____

Name: _____

Title: _____

Ope! Brewing Company

By: _____

Name: _____

Title: _____