



P.O. Box 34005  
Lexington, KY 40588-4005  
Phone: 859-252-1776  
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www.mestorage.com

# Invoice

Invoice Number

17893

Invoice Date

Jul 1, 2026

## FOR THE ACCOUNT OF:

Fayette Co. Public Schools  
Attn: Mr. Dan Sawyers (Whse.)  
1126 Russell Cave Road  
Lexington, KY 40505

PURCHASE ORDER:

WHSE. NUMBER: 8L, 9L

| DESCRIPTION                                                      | AMOUNT    |
|------------------------------------------------------------------|-----------|
| Rent on whse. #8L (11,000 sq. ft. @ 2.64) from 7/1/26 - 6/30/27  | 29,040.00 |
| Rent on whse. #9L (11,000 sq. ft. @ 2.64) from 7/1/26 - 6/30/27  | 29,040.00 |
| Note: Standard terms and conditions on front and back of invoice |           |

PLEASE REMIT TO: M & E Storage, Inc. ("Warehouseman")  
P.O. Box 34005  
Lexington, KY 40588-4005

PLEASE PAY THIS AMOUNT \$ 58,080.00

PLEASE PAY FROM THIS INVOICE. NO STATEMENT WILL BE MAILED.

WAREHOUSE RECEIPT AND INVOICE NON-NEGOTIABLE

The property covered by this receipt has NOT been insured by the Warehouseman for the benefit of the Customer against fire or any other casualty.

By

"CUSTOMER"

M & E STORAGE, INC. claims a lien for all lawful charges for storage or transportation (including demurrage and terminal charges), insurance, lab charges present or future in relation to the goods, and for expenses necessary for preservation of the goods or reasonably incurred in their sale pursuant to

ORIGINAL

## **STANDARD CONTRACT TERMS AND CONDITIONS**

**1. TENDER FOR STORAGE.** (a) All goods for storage shall be delivered at the warehouse, together with a manifest showing marks, brands, or sizes to be kept and accounted for separately and the class of storage desired; otherwise the goods may be stored in bulk or assorted lots, in general storage at the discretion of the Warehouseman, and will be charged for accordingly.

(b) The word "lot" as used herein means the unit or units of goods for which a separate account is to be kept by the Warehouseman. Delivery of all or any units of a lot shall be made without subsequent sorting except by special arrangement and subject to a charge.

(c) The Warehouseman undertakes to store and deliver goods only in the packages in which they are originally received.

(d) The Customer shall use the warehouse facility for the purpose of warehousing and storage only. Any activity other than the storage and handling of goods of the Customer must first be expressly approved in writing by the Warehouseman. Customer can make modifications to the interior of the warehouse within building code parameters at the Customer's expense upon written approval from the Warehouseman. The Warehouseman is not responsible for any items of personal property left at the warehouse.

**2. STORAGE PERIOD.** (a) All goods are stored on a month to month basis, unless otherwise provided. A storage month shall extend from a date in one calendar month to, but not including, the same date of the next and all succeeding calendar months, but if there be no corresponding date in the next calendar succeeding month, it shall extend to and include the last day of the month. When the last day of a final storage month falls on Sunday or a legal holiday, the storage month shall be deemed to expire on the next succeeding business day.

(b) The Warehouseman may, upon written notice to the Customer and to any other person or entity known by the Warehouseman to claim an interest in the goods, require the removal of any goods by the end of the next succeeding storage month. Such notice shall be given by delivery in person or by registered letter addressed to the last known place of business of the person or entity to be notified.

(c) Upon termination, the Customer shall surrender the warehouse space to the Warehouseman in good order, in substantially the same condition as its original condition at the commencement of this contract (including removal of amenities such as dumpsters and any related restoration). Any amounts expended by the Warehouseman in returning the warehouse space to its original condition shall be billed to, and paid by, the Customer.

### **3. INSURANCE, STORAGE RATES,**

**EXPIRATION, AND TRANSFER.** (a) All charges for storage are on a month to month basis unless otherwise provided. Charges for any particular lot shall begin at the receipt of the first unit of that particular lot in store and shall continue and include the storage month during which the last unit of the particular lot in store, and shall continue and include the storage month during which the last unit of the particular lot is delivered. Charges shall be made on the basis of the maximum number of units in any particular lot in store during a storage month. All charges for storage are due on the first day of a storage month and all other charges are due when incurred.

(b) Instructions to transfer goods are not effective until delivered to the Warehouseman and all charges up to the time transfer is made are chargeable to the Customer. If a transfer involves rehandling the goods, it will be subject to a charge.

(c) The Warehouseman reserves the right to move, at its own expense of transfer any goods in storage

from any area of the warehouse in which they may be stored to any other of its areas or warehouses.

(d) When rates are quoted by weight, they will, unless otherwise specified, be computed on gross weight, and 2,000 pounds shall constitute a ton.

(e) Goods are not insured, nor do storage rates include insurance. The Customer shall carry its own fire and extended casualty insurance on all stored goods, it being understood and agreed that all goods stored by the Customer shall be at the risk of the Customer.

**4. HANDLING.** (a) Handling charges cover the ordinary labor and duties incidental to receiving goods at warehouse door, stowing and delivering to warehouse door, but do not include unloading or loading of cars, vehicles or vessels, unless so specified. Additional handling charges will be billed with the storage for the first month. The Warehouseman shall have sole discretion with respect to the handling of goods at the warehouse facility. The Customer shall be responsible for any outside services and/or personnel that may be engaged by the Customer.

(b) Goods, at the request of a Customer, received or delivered during other than usual business hours will be subject to additional charge.

**5. CAR UNLOADING AND LOADING.** (a) Charges for unloading or loading of cars include use of switch track, labor required to or from warehouse door, and billing of car. The Customer shall be responsible for its own trucking.

(b) Dunnage and fastenings supplied by the Warehouseman and used unloading out cars are chargeable to the Customer.

(c) Any additional costs incurred by the Warehouseman in unloading cars containing damaged goods are chargeable to the Customer.

(d) The Warehouseman, unless it has failed to exercise due care and diligence, shall not be responsible for damage, nor for delays in unloading inbound cars, nor for delays in obtaining cars for outbound shipments.

**6. DELIVERY REQUIREMENTS.** (a) No goods shall be delivered or transferred except upon receipt by the Warehouseman of complete instructions from the Customer.

(b) When goods are ordered out, a reasonable time shall be given the Warehouseman to carry out instructions, and if it is unable, due to causes beyond its control, to effect delivery before an expiring storage date, the goods will be subject to charges for another storage month, except where the Warehouseman has given notice in accordance with the provisions of Section 2(b), or because of fire, acts of God, war public enemies, seizure under legal process, strikes, or lockouts, riots and civil commotions, if it is unable, due to the causes beyond its control, to effect delivery before the expiring storage date, the goods shall be subject to storage charges only for that part of the month during which the goods remain in store.

**7. MINIMUM CHARGES.** A minimum charge will be assessed for storage and handling, as described on the face of this invoice.

**8. EXTRA SERVICES.** (a) Extra services such as additional warehouse space, material, hauling, repairing, cooping, sampling, weighing, re-piling, inspection, physical warehouse checking, compiling stock statements, collections, reporting marked weights or numbers, handling carrier expense bills, any extra fees or charges relating to items pertaining to the Customer's business and any and all other special services are chargeable to the Customer, in addition to the Minimum Charges referred to in Section 7.

(b) Shipping includes marking, tagging, billing, procuring and forwarding bills of lading, and shall be an additional charge to the Customer.

(c) Freight and other disbursements made on behalf of the Customer are due and payable on

demand and subject to interest from date billed by the Warehouseman.

(d) Customers, including holders of negotiable receipts, may, subject to insurance regulations and reasonable limitations, have access to their goods in store when accompanied by a warehouse employee whose time is chargeable to the Customer.

(e) If any use by the Customer causes an increase in insurance premiums of the Warehouseman, such increase shall be an additional charge to the Customer.

**9. LIABILITY.** (a) The responsibility of the Warehouseman, in the absence of written provisions, is reasonable care and diligence required by law.

(b) Perishable goods, or goods which are susceptible to damage through temperature changes or other causes incident to general storage, are accepted in general storage only at Customers risk for such damages as might result from general storage conditions.

(c) The Customer shall indemnify and hold the Warehouseman harmless from and against any and all claims, actions, damages, liability and expenses in connection with the loss of life, personal injury and/or damage to property arising from or out of the storage of goods by the Customer and/or the occupancy or use by the Customer of the warehouse facility or any part thereof.

**10. POLICIES AND PROCEDURES.** (a) Smoking shall be absolutely prohibited in all portions of the warehouse and the surrounding property.

(b) The Customer shall maintain the interior of the warehouse in good order and repair, and shall properly dispose of all trash on a regular basis. All utilities shall be paid for by the Warehouseman, except in the case of the use of an entire warehouse, in which event all utilities shall be paid by the Customer, or in the event that the Customer's occupancy involves additional equipment that causes additional electric charges, in which event such additional charges for electricity shall be paid by the Customer, in either event to be added to the monthly invoice paid by the Customer.

(c) No public auctions, public entry, public advertising, or subleasing of any warehouse space by the Customer shall be allowed.

(d) The Warehouseman shall have control of the warehouse facility, including access to all gates. Normal hours of operation are 7:00 A.M. until 3:00 P.M., Monday through Friday except for holiday schedule. If the Customer desires access during hours other than the above normal hours of operation, the Customer must arrange for such additional access with the Warehouseman, and the Customer shall be billed by the Warehouseman for the additional cost.

(e) If the Customer is utilizing an entire warehouse for the storage of its goods, the Customer shall be required to perform all necessary maintenance and repairs to the doors, truck docks, and interior of the warehouse at the Customer's sole cost and expense (provided, that upon request of the Customer, the Warehouseman shall make such repairs, and the cost shall be billed to the Customer as described in Section 8(a) above).

(f) The Warehouseman will be responsible for maintenance and upkeep of the exterior of the warehouse.

(g) The Customer shall not make or permit any use of the warehouse facility which is forbidden by law, ordinance or governmental or municipal regulation, code, or order, or which may be disreputable or dangerous to life, limb or property.

**11. CONTENTS.** (a) The Customer shall not cause or permit any "Hazardous Material" to be stored, brought into, kept, used, or disposed of in or about the warehouse. As used herein, the term, "Hazardous Material," means any hazardous or toxic substance, material or waste which is or becomes regulated by any federal, state or local governmental authority, including without limitation, any material or substance which is (i) petroleum, (ii) asbestos, (iii) designated as a "hazardous substance" pursuant to § 311 of the Federal Water Pollution Control Act (33 U.S.C. § 1317), (iv) defined as a "hazardous waste" pursuant to § 1004 of the Federal Resource Conservation and Recovery Act, 42 U.S.C. § 6901 et seq. (42 U.S.C. § 6903), (v) defined as a "hazardous substance" pursuant to § 101 of the Comprehensive Environmental Response, Compensation and Liability Act, 42 U.S.C. § 9601 et seq. (42 U.S.C. § 9601), or (vi) defined as a "regulated substance" pursuant to Subchapter IX, Solid Waste Disposal Act (Regulation of Underground Storage Tanks), 42 U.S.C. § 6991 et seq. (42 U.S.C. § 6991).

(b) No smoking, firearms, drugs, or alcohol shall be permitted in the warehouse or the surrounding property.

(c) No outside storage shall be permitted unless expressly approved in writing by the Warehouseman.

MDJ 7-5-26