TEXAS REALTORS®

COMMERCIAL LEASE EXHIBIT

EXHIBIT _____A_____

TO COMMERCIAL LEASE BETWEEN THE UNDERSIGNED PARTIES CONCERNING THE LEASED PREMISES AT _712 North Main St Suite B_____Keller_____TX___76248_

Tenant may park within the area outlined in Red.

Landlord: Jemccombs Real Estate Ltd_____

By:_____

    By (signature):_____

    Printed Name: Jemccombs Real Estate Ltd_____

    Title: _____

By:_____

    By (signature):_____

    Printed Name: _____

    Title: _____

Tenant: ___The Ship Shop_____David Sanders____

By:_____

    By (signature):_____

    Printed Name: The Ship Shop_____

    Title: _____

By:_____

    By (signature):_____

    Printed Name: David Sanders_____

    Title: _____

InstanetFORMS®

HI Kaleena, yes, I put both the CO, and the SUP in at the same time. I do not have picture of the inside of the building as my intended use for U-Haul is mainly for the parking area directly to the south side of the building. however, I did not include a narrative letter of intended use which I will try to do now so you can add it to the file.

Intended use of the parking area adjacent to the building at 712 N Main Street, Keller, Texas, will be used to park various U-Haul trucks and trailers available for rent to Keller citizens that are moving in and out of our great city. This is a service that is a great need as U-Haul is a low-cost customer-oriented business that provides the customer with a cheap method of providing their own way to move their household goods across town or state to state. I run a very clean U-Haul operation and make sure all customers are provided for in a orderly fashion. I personally take care of them, and do not allow the customer to hook up their trailers or drive the trucks on the lot. I do all of that myself. i take all this responsibility on myself to ensure that nothing gets damaged in the process. The As a U-Haul Sub dealer, I will not be installed hitches, as I will not have the facilities to do that, and I will not be storing U-Boxes. I believe in keeping my U-Haul equipment in a clean and orderly looking manner which has earned me a top 100 award out of all the U-Haul dealers in North America previously. As a sub dealer, I'm assigned two 9 ft cargo vans that are local vans. They stay assigned to my store and can be used on round trips only. They cannot be taken on a one-way trip. They must be returned to my store. These vans are frequently used by local citizens needing a van for the day to pick up or move an item and bring it home. it is a very low-cost item that U-Haul keeps in stock. Outside of these two vans, my inventory could include, trailer 4x8 and 6x12 both enclosed. A 6x9 open trailer. A 10 ft box truck. A 15 ft Box truck, a 20 ft box truck, and possible a 26 ft Box truck. There may be a car trailer and a tow dolly it all depends on demand. keep in mind that the majority of the trailers and trucks have a very high turnover. with the amount of apartment units that are opening up in the Keller and adjacent area, plus the storage place right down the street, these U-Hauls will be in high demand. This will bring a lot of tax revenue into the city of Keller. I'm a Keller citizen, and I'm very happy to be moving my business from Trophy Club back to Keller where I can benefit the fine citizens of Keller where I have lived since 2009. I hope this gives you some idea of what the intended use of the lot, next to the building at 712.North Main Street. The building itself with be my new Packing and shipping store called The Ship Shop. We will be a FedEx, UPS, DHL, USPS, Amazon drop off retail store location. I await your decision, and I hope to do business in my city of Keller. Thank you

David Sanders

On Tuesday, May 20, 2025 at 07:48:15 AM CDT, Kaleena Stevens <kstevens@cityofkeller.com> wrote:

I apologize! I see your SUP application in the system now! Thank you, I will get it assigned to a Planner for review.

Re: CO-2505-0067 (712 N MAIN ST KELLER, TX)