



# Lease Agreement

Stall: \_\_\_\_\_ Date: \_\_\_\_\_

Lessee Name: \_\_\_\_\_

Street Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Phone: \_\_\_\_\_

Email: \_\_\_\_\_

This Storage Lease Agreement (“Lease”), Lessee leases the stall (**NO BAILMENT IS CREATED HEREBY**) upon which the Lessee shall place and store, entirely at the Lessee sole risk, the following indicated “item”:

- Travel Trailer  Motorhome  Boat/PWC w/Trailer  Trailer
- Other: \_\_\_\_\_ Approved/MGMT

Year: \_\_\_\_\_ Make: \_\_\_\_\_ Model: \_\_\_\_\_

Identification/License: \_\_\_\_\_

### Select which type of Unit and if a Lease term is desired for discount

- 30' Uncovered  \$75/Month      40' Uncovered  \$85/Month
- 30' Covered  \$130/Month      40' Covered  \$140/Month
- 40' Pull Thru  \$150/Month      50' Pull Thru  \$160/Month
- 6 Month Lease -\$5/Month       12 Month Lease -\$10/Month
- Multi Unit Discount -\$5/Unit  2<sup>nd</sup> Stall #

Lessee Insurance Company: \_\_\_\_\_ Phone: \_\_\_\_\_

Emergency Contact: \_\_\_\_\_ Phone: \_\_\_\_\_

## Terms and Conditions

Please review and initial/sign as required. Your initial/signature is an agreement to all the terms and conditions of this contract.

Initial

Lessee agrees to pay the payment for each consecutive month, payments 30 days past due will terminate the lease rate. Renewal will be subject to current pricing and/or rate increase.

All invoices are due by/on the 1<sup>st</sup> of the month. Automatic debit/credit is required for all leases. Failure of payment update by the 10<sup>th</sup> of the month will incur \$50 late fee plus \$10 per day after the 10<sup>th</sup> day until paid in full. **I have/will submit my approval to charge authorization form.**

Facility access is through an app that you will download on your phone. A link and access will be given once all paperwork is completed.

Any Monthly Lessee can terminate this contract with a 30-day written notice. Any termination of this lease without property removal will result in a \$10 per day fee incurred starting day 1 following the last fully paid month. Any remaining deposit will not be returned.

The space/unit has sufficient space/dimension to completely accommodate the above described property. (This is not a Bailment)

Lessee agrees that the space/unit **WILL NOT BE USED** for Shelter/Living/Residential purpose for any period or length of time.

Lessee agrees to carry Liability and Comprehensive Insurance to Protect against all Loss and Damages, including but not limited to Personal Property within or outside the stored item within the unit. Property damage includes but is not limited to: Theft, Water Damage, Fire, Bad Weather, Climate Change, and/or Vandalism.

Covered Storage provides electricity at no additional cost. Electrical service is ONLY for Battery charging. NO appliances, NO air conditioning, NO heating devices allowed either internal or external. Breaker flips will incur a \$20 charge after the first offense.

All payments/fee's must be paid in full before removal of Lessee property. Access to facility will be limited on the application if applicable.

Lessor shall not be responsible for any maintenance or repair for any item/s stored in Lessee unit including tire inflation/damage, mechanical issues, and/or damage from other Lessee/Units.

Lessee can select 6-month or 12-month Lease for a set discount. The selection of either will require the terms of the lease to be a minimum of time selected and cannot be broken early. If a Lessee wishes to sublet or transfer unit during the existing lease, new Lessee will need to complete lease agreement and sign an amendment to confirm rental of at least the remaining months. A one-time transfer fee may be applied equal to 1 month rental of said unit. Upon completion of original Lease term, Lease will automatically continue as a Monthly Lease at the same discount level.

Sales tax must be charged on any item in storage that “uses” or “moves” on the road.

Deposit of 1 months rent is required to reserve unit. This deposit can be applied to your final payment and/or returned once all items are removed. If leasing adjacent or end to end stalls the deposit must cover both stalls.

LESSEE ACKNOWLEDGES SOLE RESPONSIBILITY OF ANY DAMAGE TO LESSEE PROPERTY AND RELEASES LESSOR OF ANY LIABILITY TO SAID PROPERTY.

LESSEE ACKNOWLEDGES SOLE RESPONSIBILITY FOR DAMAGE TO LESSOR PROPERTY OR OTHER LESSEE PROPERTY.

LESSEE ACKNOWLEDGES THAT THE LESSOR IS HEREBY GIVEN A LIEN UPON THE PROPERTY DESCRIBED ABOVE TO SECURE ANY AND ALL LEASE PAYMENTS AND FEE'S DURING THE TERM OF THIS LEASE. ANY UNIT LEFT IN STORAGE 60 DAYS BEYOND TERMINATION OF THIS LEASE SHALL BE OFFERED FOR PUBLIC SALES TO COVER SAID PAYMENTS AND ANY FURTHER EXPENSE. THE LIEN GIVEN IN THIS ACKNOWLEDGEMENT IS IN ADDITION TO ANY SOLUTIONS THAT MAY EXIST LEGALLY.

I have read all pages of this Storage Lease Agreement, I understand and agree to the terms and conditions set forth herein. I have received a copy of this agreement.

Accepted by: \_\_\_\_\_ Date: \_\_\_\_\_