

Mike N Terry's Outdoor Storage
6326 114th Ave Ct E
Puyallup, WA 98372

Outdoor Storage Rental Agreement

This month to month rental agreement is for an outdoor storage space # _____ located at 6326 114th Ave Ct E, Puyallup, WA 98372 with Mike N Terry's Outdoor Storage (Lessor) and _____ (Lessee). It is agreed between the parties Lessor hereby leases to Lessee on the terms and conditions herein as follows:

You are required to notify us immediately of changes of information contained herein.

Move-in date ___/___/___ Space _____ Monthly Rate \$140 _____

Name _____ Drivers License# _____

Address _____

City _____ State _____ Zip _____

E-Mail _____ Phone _____

Additional Contact Person _____ Phone _____

ITEM STORED

Make _____ Model _____

Color _____ License _____ State _____

Upon execution of this contract, Lessee shall pay the rent of \$ _____ for current month of _____ and / or \$ _____ for the month of _____

Total Paid \$ _____

Next payment of \$ _____ due on 1st of month.

- Check or Money Orders Only – Must include space # and be made out to

Mike N Terry's Outdoor Storage
2510 96th Ave Ct E
Edgewood, WA 98371

- Storage fees begin on the contract date and continue through the last day of the last month. 30 Days notice to terminate. Details under Terms and Conditions on the following page.
- Access through security gate is permitted 1 hour before sunrise and 1 hour after sunset . Enter key code at keypad , to the left of gate entrance and of gate exit until it beeps and gate begins to open. After driving through please wait to verify gate has automatically closed and that no one has piggybacked access behind you. Do not give your access code to anyone. Contact with Lessor must be made for any access after hours. Please notify us at phone #'s below for gate problems or any other security concerns. Security cameras are located throughout property and are being monitored and / or recorded at all times.
- **Lessee must park in center of their assigned space** keeping space on either side of vehicle even and with no portion of property on or over space dividing line. ****Anyone not in compliance with these rules shall be subject to being moved by Lessor at Lessee's cost and an additional fee of \$100 will be charged. You may first be contacted and given opportunity to correct issue and will not be charged if circumstances allow but this is not guaranteed and is subject to Lessor's discretion.**
- **NO PERSONS OR PETS ALLOWED TO RESIDE IN STORAGE ITEMS AT ANY TIME.**
- _____ *initial and check boxes as acknowledged and understood.*

LICENSES AND REGISTRATION – must be paid & kept current on all vehicles, or a non-operating permit obtained. No property which is not wholly owned by Lessee shall be stored on the premises. Tenant is required to disclose any lien holders or secured parties or owners who may have an interest in property that is, or will be stored on the property.

Lien Holder _____ or additional owner _____

Address _____ phone _____

INSURANCE - Lessee shall secure and maintain fire, extended coverage, theft and mysterious disappearance and comprehensive liability insurance covering the full insurable value of vehicle and goods stored on premises.

Insurance carrier _____

Policy # _____

Phone# _____

Terms and conditions

1. The premises are leased to Lessee for the purpose of above listed vehicle only. Vehicle includes: Motor Homes, Trailers, Vans, Cars Boats, Campers, 5th Wheels, and Container owned by Lessee, and for no other use. Lessee shall not perform or cause to be performed any work or maintenance on any vehicle stored on Lessor's property. Lessor reserves the right to refuse any vehicle or container at any time without explanation. The premises are available for use by Authorized Storage Facility Patrons only. Trespassers will be towed at the owner's expense.
2. All payments and fees are non-refundable. **Late fees, \$35 per month if payment is not received by the 10th of the month. After the 20th you will be locked out of the premises until payment or arrangements with Lessor have been made.** No monthly invoice or statement is sent out to Lessee. Storage fees and other charges are subject to change from time to time. Notice will be given by mail or email 40 days in advance of fee changes. Returned check NSF fees \$35. After two occurrences, lessor has the right to require payment by other than personal check.
3. Lost security key cards need to be reported and an additional deposit of \$40 must be paid before new key card is issued.
4. Termination: The contract and tenancy hereby granted may be terminated at any time by either party giving to the other party not less than thirty (30) days prior notice in writing before the beginning of the last month (on or before the 1st day of the last term or month). Notice to Lessor shall be mailed or emailed. Any failure by Lessee to pay rent or other charges promptly when due, or to comply with any other term or condition hereof, shall at the option of the Lessor, forthwith terminate this rental agreement, Lessee must give Lessor written notice and contact by telephone on the day Lessee vacates the premises. If Lessee does not vacate at the end of 30 day notice, notice is then null and void and full rent is due if property is still in space on the 1st day of the month. Upon removing vehicle Lessee must pay all fees in full and notify Lessor when vacate the Vehicle Storage Facility. Full rental period fees will be charged upon failure to do so. Lessee shall leave the premises in a clean and undamaged condition.
5. Lessee shall not assign or sublease the premises or any portion thereof without the written consent of Lessor. Any merchandise, materials, supplies or equipment stored in or on any vehicle or trailer shall be covered and contained inside of vehicle or suitable storage container box. Any unidentified property or property which shall remain on the premises after the expiration or termination of the term shall be deemed to have been abandoned and either may be retained by Lessor as its property or disposed of in such a manner as Lessor may see fit. **Notice: your stored property will be subject to a claim or lien for unpaid storage fees and other charges and may even be sold to satisfy the lien if the storage fees or other charges due remain unpaid for 90 consecutive days.**
6. The storage of hazardous substances, welding, flammable, and explosive or other inherently dangerous materials is expressly and strictly prohibited. Lessee shall not store or dump in the premises any items: cleaners, coolant solution, waxes polishes, any batteries, chemical fertilizers, bleach, disinfectants, flea repellent, insecticides, paint strippers, all paints, rust removers, gasoline, diesel fuel, windshield fluid, motor oil, grease, brake fluid, and many other chemicals that are labeled with one of the following caution warnings: Danger, Poison, Toxic, Flammable, or Corrosive are strictly prohibited in or around the Storage Facility. Violators of Federal, State and Local laws can be held personally liable for cleanup or disposal. Lessee agrees that Lessor and Lessor's agents and other representatives including police and fire departments and other governmental authorities shall have the right to move or enter into upon the premises, or any part thereof, for the purpose of examining the same, or making repairs or alterations therein and taking such action as may be necessary of the safety and preservation thereof and secure compliance with applicable law.
7. Non-Liability of Lessor for Damages, insurance Obligation of Lessee. This lease is made on the express condition that Lessor is to be free from all liability claim for damages by reason of injury of any kind to any persons, including Lessee, or property of any kind whatsoever and to whomsoever belonging, including Lessee from any cause or causes whatsoever while in, upon, or in any way connected with the premises during the term of this lease or any extension hereof or any occupancy hereunder and Lessee hereby agrees to hold and save Lessor harmless from liability, loss, cost (including, without limitation, attorney's fees) or obligations on account of or arising out of any injuries or losses however occurring.
8. This lease is made upon the further express condition that, and Lessee agrees that, Lessee shall maintain or secure fire, extended coverage, theft and mysterious disappearance and comprehensive liability insurance, covering the full insurable value of goods stored on the premises and containing a waiver of any subrogation rights of the insured against Lessor. Lessor is not responsible for any loss or damage to vehicles or equipment stored on premises. Security for said vehicles is the sole responsibility of the Lessee. No Bailment or Deposit of Goods for Safekeeping is intended or created hereunder.
9. No Warranties: Lessor hereby disclaims any implied or express warranties, guaranties or representation of the nature, condition, safety or security of the premises. Lessee hereby acknowledges that Lessee has inspected the premises and agrees that Lessor does not represent or guarantee the safety or security of the Premises or of any property stored therein.

This contract sets forth the entire agreement of the parties with respect to the subject matter hereof and supersedes all prior agreements or understanding with respect thereto. All of the provisions hereof shall apply to, and be obligatory upon, the heirs, executors, administrators, representatives and successors of the parties hereto.

The undersigned does forever release, acquit and discharge Mike N Terry's Outdoor Storage and its employees, agents, assignees, and heirs from any and all actions for loss, damages, costs charges, claims, demands, and liabilities of whatever nature arising out of the use of Mike N Terry's Outdoor Storage property, equipment, or facilities. The undersigned also agree to indemnify and hold harmless Mike N Terry's Outdoor Storage from all costs claims and liabilities of any kind stemming from this contract.

Lessee hereby acknowledges the reading of this agreement and agrees to lease the storage space upon the terms and conditions stated in this agreement. Lessee further acknowledges receipt of a copy of this agreement.

LESSEE _____

LESSOR _____

Printed name _____

Date _____

Contact Info:

michaelstanzel@comcast.net

Michael 253-312-6657

A copy of ID and current registration and/or title on all property stored is required with signing of this agreement and copies attached to management copy of agreement.