

406 E. Broadway Ave.
Ritzville, Washington 99169

STORAGE LOT RENTAL AGREEMENT

THIS LEASE AGREEMENT is made between DAVID T. JONES (herein "Lessor") and _____ (herein "Lessee") Lessor does hereby lease to Lessee and Lessee does hereby lease from Lessor storage space _____ from DAVID T. JONES located at Ritzville, Washington, to be used as a storage area for storing personal property, to have and to hold on a month-to-month lease beginning on the _____ day of _____, 20____ at a rental of \$_____ per month, payable to Lessor on the first day of each month in advance. Lessor acknowledges receipt of \$_____.00 which represents rental for the month of _____, 20____.

The terms of this Lease are as follows:

- 1) Lessee shall pay the rent set out above when due, shall maintain said rental space, and shall keep personal property secured at all times.
- 2) Lessee shall not store any hazardous, explosive, or flammable material in the storage area with the exception to fuel contained within the factory tanks of boats and rv's; shall not allow any noxious odor or liquid of any kind escape from the storage area; shall not use the storage area for any unlawful purposes; and shall not sublet the right to store goods in the storage area.
- 3) Lessee shall have no claim against Lessor and Lessor shall have no liability for any loss of damage to Lessee's property resulting from fire, explosion, vandalism, water damage, theft, or any other cause regardless of whether such loss or damage may be caused or contributed to in whole or in part by the negligence of Lessor. Lessor shall have no obligation to carry insurance on Lessee's property stored in the storage area. Lessor shall have no liability to Lessee for an injury to Lessee or others caused by any condition existing near or about the storage area or resulting from the activities of Lessee. Lessee shall hold Lessor harmless from the claims of any third parties arising in any manner out of Lessee's use of the storage area. **It is the Lessee's responsibility to obtain Insurance.**
- 4) If rent remains unpaid for six (6) consecutive days, Lessor may deny the Lessee access to the unit. If the rental payment is not paid within ten (10) days after due, Lessee shall be assessed a **LATE FEE of Twenty Dollars (\$20.00) per month.** Lessor will notify Lessee of any rental fee increase Forty-five (45) days prior to the increase in writing and notification will be sent to the address stated on rental agreement. No portion of the monthly rental fee will be refundable. Rental payments are to be mailed to the address of 406 E. Broadway Ave., WA 99169. No monthly statements will be mailed.
- 5) Lessor shall have a lien against the property of Lessee in the Storage area to secure the payment of any unpaid rent and shall be entitled to recover any reasonable attorney's fees in any proceedings to enforce such a lien upon any appeal there from.

Lessee shall hold Lessor harmless against the claims of any third parties to goods sold by the Lessor pursuant to any such lien.

- 6) If Lessee shall fail to comply with any of the provisions of this Lease (other than the payment of rent) within five (5) days following a written notice from Lessor specifying the failure and demanding compliance, then this lease shall terminate without further notice. Such termination shall not relieve Lessee from its obligations to pay rent, nor the obligations to pay Lessor damages for Lessee's default.
- 7) Notices between the parties shall be in writing and mailed to the address as stated in this Lease and shall be effective the day following mailing to such address. It is the responsibility of the Lessee to notify the Lessor of any change in address in writing.
- 8) It is understood that this Lease is personal to the Lessee, and no assignment or subletting or transfer by operation of law by the Lessee will be recognized without the written consent of the Lessor.
- 9) In the event of breach by any party of any of the terms and conditions of this Lease, the prevailing party shall be entitled to reasonable attorney's fees and court costs against the other party. This Lease is made in accordance with, and shall be interpreted and governed by, the laws of the State of Washington. If any action or other proceedings shall be brought on or in connection with this Lease, the venue of such action shall be in Adams County.
- 10) **WE DO NOT PRO-RATE WHEN YOU VACATE A STORAGE AREA.** If your storage area is not vacant on the first (1st) day of the month, a full month's rent is due. **NO EXCEPTIONS.**
- 11) A refundable damage deposit in the amount of _____ will be required upon signing of said lease along with the first months rent. Lessee shall receive full deposit back upon termination of said lease. Lessee shall be responsible for any damages to property, fencing, gates, etc. caused by unnecessary or unusual behavior. Example swinging on gates.

IN WITNESS WHEREOF, the parties have executed this Lease Agreement on
This _____ day of _____, 202_____

Lessee: _____
Address: _____
City: _____
Phone: _____
Identification: _____

By: _____
Manager