

ELK VALE STORAGE

605-393-8888

Mail payments to: P.O. Box 9463

Rapid City, SD. 57709

STORAGE RENTAL AGREEMENT

This agreement is made this Day \_\_\_\_\_ Month \_\_\_\_\_ Year \_\_\_\_\_

By & between Elk Vale Storage, hereinafter called Lessor and \_\_\_\_\_

Whose Address is \_\_\_\_\_ hereinafter called the Lessee.

Witness: In consideration of the mutual covenants & agreements herein contained, the parties hereto do hereby agree as Follows:

1. Lessor agrees to lease to Lessee and Lessee agrees to lease the storage space as follows:  
**Enclosed Unit# \_\_\_\_\_ Gate Code: \_\_\_\_\_**
2. Lessee agrees that he/she will keep the space locked with his/her own lock or one provided to them and alone shall be responsible for insuring that lock is adequate and secured. Lessor is providing space only and Lessee is responsible for any loss of or to stored property. **Lessee is solely responsible for insuring any stored property of any kind.**
3. **Lessee shall have access to storage area during the hours of 6:00 A.M. to 10:00 P.M.,** unless arrangements are made with Lessor for other times.
4. Lessee shall pay Lessor the sum of at the time he/she takes possession of the unit. Lessee agrees to pay the sum of \$ \_\_\_\_\_ on the \_\_\_\_\_ day of each month thereafter. **Payment is the responsibility of Lessee. Any check that is returned NSF will incur a \$25.00 fee.**
5. The terms of this agreement shall be from Month to Month.
6. **Rents are prorated when you begin a lease and are Never prorated when you terminate or vacate said unit.**
7. Rates may increase at any time by Lessor giving written notice to the Lessee of at least thirty (30) days in advance.
8. Leased space is for storage of goods only, **Auto Maintenance; oil changes, nor any toxic item(s) that could cause harm to unit space, floors or other unit contents will not be allowed and will result in immediate termination of lease. Costs to clean concrete and/or units will be levied against lessee.**
9. In the event of non-payment on unit(s) and the rental becomes 11 days in arrears, a \$10.00 late fee per unit shall be assessed and entrance to facility denied until account is made current. **Any unit still delinquent for a second consecutive month shall be charged a \$25.00 late fee.** Lessor may place his own RED Lock on unit and deny access to stored property until amount in arrears is paid in full. Once unit becomes or remains 60 days in arrears, Lessor will exercise his rights and proceed with a Lien Sale Notice at that time to satisfy all indebtedness.
10. Lessee agrees to hold Lessor harmless from any liability for damages to or loss of any stored property, including, but not limited to, burglary, fire, water damage, rodents, acts of God, or theft.
11. Lessee agrees to list any and all person(s) who have security interest in stored property(s) so that they can be properly be notified in event of default. Lessee further agrees to notify Lessor of any change(s) in parties having a secured interest in all stored property during the term of this lease agreement.
12. Lessee agrees that upon vacating that said storage unit will be cleaned of any items or garbage. All units upon vacating will be inspected for cleanliness. A \$50.00 fee will be assessed and billed to Lessee if unit is in need of cleaning. Lessee shall maintain a protective barrier between any item that may leak oils or fluids on floors.

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13. Lessor does not allow Lessee to conduct rummage sales in rented unit(s) or on facility property at any time.
14. Elk Vale Storage may terminate this contract by giving two (2) weeks written notice to Lessee, sent to address on contract. It is Lessee's responsibility to make sure Elk Vale Storage always has current address on file. If Lessee vacates early and removes lock, Lessor has the right to lease unit. **No refunds will be given if you vacate early.**
15. The use of a bolt or lock cutter on any locked unit (which often times damages latch) will be grounds for lessor to terminate contract and evict lessee.

## STORAGE OF OUTDOOR ITEMS; BOATS, CAMPERS, TRAILERS, ETC.

1. Item(s) must be properly tagged, licensed and insured. Tires in good condition and aired.
2. Lessee is responsible in making sure doors, vent lids, awnings, any type of covering is snug and secured making sure it does not cause damage to the next parking areas item and/or contents. Any damage to another parked vehicle item caused by flapping debris rests solely on Lessee.

\_\_\_\_\_  
Owner/Owners Agent Signature      Date

\_\_\_\_\_  
Occupants Signature      Date