

RHRebelStorage.com - Indoor Climate Controlled
830 18th St SW * Jamestown, ND 58401
(701) 639-6173

UNIT #: 000
SIZE: 00x00

LEASE AGREEMENT

In consideration for the use of premises at 830 18th St SW, Jamestown, ND, I agree that I will rent the space month-to-month for \$00.00 per month starting on my monthly anniversary date.

Visit **RHRebelStorage.com** and log into your account to make a payment by debit or credit card.

I agree to give a full 30-day written notice of vacating to be effective for move-out on, or prior to, the last day of the month anniversary date. I will leave premises in clean condition. The disposal of any items left in or on premises will be charged to Renter and paid for by the same.

I agree to notify facility owner if my address, phone or email changes prior to or immediately following change of address, phone or email. I also understand it is required to have an email on file for correspondence purposes. All communication for billing and account status is done via email. If paper invoices or correspondence is required, a \$5.00 fee will be assessed per mailing.

I will maintain the premises in reasonable condition so as not to increase facility owner's liability requirements. I will use the unit for parking my vehicle, boat, trailer, motorhome and or storing my personal belongings. I understand that any other use of the facilities is cause for immediate eviction.

I will keep the door to the unit closed at all times except when entering or exiting. I will keep it clean and free of debris or anything that would attract insects or rodents. I understand the passcode for the facility is for my use only and agree to not give out to anyone.

I will not violate any laws on the premises and assume all legal responsibility for the acts and conduct of any visitors.

I agree not to transfer or assign the agreement, nor to sublet the premises or any part of the same.

Facility owner or owner's Agents may enter the unit at any reasonable time to inspect, repair, or maintain the premises.

I understand that the following materials are strictly prohibited and cannot be stored at this storage facility: Any liquids, hazardous, toxic, flammable, radioactive, illegal or similar materials. I understand that I will be immediately evicted and held liable for any damages should I violate these conditions.

I understand and agree that if gas-powered equipment or vehicles are stored in the traditional and container type storage units or in the indoor climate-controlled storage units at this facility, it is the responsibility of the tenant to store those items in compliance with the fire code. I understand if storing gas-powered equipment in a climate control unit, the battery must be disconnected and the gas drained. I understand that I will be immediately evicted and held liable for any damages should I violate these conditions.

I understand if I have a climate-controlled storage unit that my individual unit will not be temperature controlled and that it is the facility that is temperature controlled by the owner or owner's Agents.

I understand if my unit has optional electricity, it must be used in compliance with the law. If my unit has electricity there will be an additional fee, or if the option is available, I will put the electrical bill for the unit in my name and pay it on time. This option is only available on select units.

I agree that if payment to facility owner is past due 5 days, there is a \$10.00 late fee. If payment is 15 days past due there is an additional \$20.00 late fee and gate lock-out until paid in full. If payment is past due 30 days the unit is termed "overlock" and the paddle-lock will no longer operate; overlock will not be removed until balance is paid in full. If payment is past due 45 days the facility owner or agents of the storage unit have the authority to dispose of my personal belongings to pay for the due rents, pursuant to N.D.C.C 35-33-01. I agree and understand that if I am late with my payment, the owner of the facility reserves the right to cancel any promotional discounts associated to my rental.

If I provide a credit card to rent a storage unit, storage container or parking space, I authorize facility owner to automatically charge my credit card when rent is due.

It is expressly understood that I will maintain all necessary insurance for the personal property left on the premises and not to hold the facility owner liable for the same.

I understand the facility owner does not insure nor is responsible for any damage to Renter's property. It is Renter's responsibility to maintain all necessary insurance for personal property stored or left on the premises. Renter further agrees to waive subrogation under Renters insurance policy to the extent allowed by the terms of the Renter's insurance policy, if any.

I understand this lease can be changed at any time, with a 30-day email notice. I also understand if I fail to return the updated and signed lease, that the new lease will be in force after the 30 day notice if I continue to rent a storage unit or space.

Signature of Renter: _____

Date: 00/00/0000

Renter Name: John Smith

Phone: (000) 000-0000

Address: 123 Main Wichita, KS 67210

RHRebelStorage.com Mailing Address:

RHRebelStorage.com - Indoor Climate Controlled 1618 Hwy 281 North, 58401