



STEVE'S ECONOMY STORAGE Rental Agreement

Steve Gibbs, 152 East Tennys Drive, Benicia, CA 94510 | gibbz@pacbell.net | (707) 745-4212

This Rental Agreement is made effective as of this ____ day of _____ 20__ by and between Steve's Economy Storage ("landlord") & _____ ("Tenant"). Parties agree as follows:

- PREMISES.** Landlord, in consideration of the rental payments provided in this agreement rents to Tenant a 10' x 20' Storage Unit # _____, located at **26 North Highway 95A., Yerington, Nevada**
- TERM.** This rental term shall commence on _____ and shall continue on a month-to-month basis.
- RENTAL PAYMENTS.** Tenant shall pay to Landlord monthly rental payments of ____ on the FIRST day of each month.
Mail payments to: Steve's Economy Storage, 152 E. Tennys Drive, Benicia, CA 94510.
- LATE FEES & RETURNED CHECK FEES.** Tenant shall also pay a late fee of \$5 for each payment not paid or postmarked by the 5th day of each month. FEE for returned checks is \$15
- SECURITY DEPOSIT.** At the time of execution of this Rental Agreement, Tenant shall pay to Landlord, in trust, the sum of \$20 to be held and disbursed as needed for Tenant damages to the premises (if any) as provided by law. **The \$20 deposit is to be refunded to Tenant upon vacating the premises if said premises are left clean and in good condition.**
- POSSESSION.** Tenant shall be entitled to possession on the first day of the term of this Rental Agreement and shall yield possession to Landlord on the last day of the term of this rental unless otherwise agreed by both parties in writing.
- USE OF PREMISES.** Tenant shall be entitled to store items of personal property ONLY in the 10' x 20' area during the term of the rental. Landlord shall not be liable for loss of or damage to such stored items. The storage area is not to be used by the Tenant for warehousing in connection with any commercial business enterprise or used for any public utility or customer contact site. **IT IS UNLAWFUL TO USE THIS STORAGE FACILITY AS A RESIDENCE.**
- PROPERTY INSURANCE.** Landlord does not insure tenant property. Landlord and Tenant shall each be responsible to maintain appropriate insurance for their respective interests in the premises and property located on the premises. **IT IS ADVISED THAT TENANT PURCHASE PERSONAL PROPERTY INSURANCE FOR ITEMS STORED IN THEIR STORAGE UNIT. SUCH INSURANCE IS AVAILABLE THROUGH MOST INSURERS.**
- INDEMNITY REGARDING USE OF PREMISES.** Tenant agrees to indemnify, hold harmless, and defend Landlord from and against any and all losses, claims, liabilities, and expenses, including reasonable attorney fees, if any, which Landlord may suffer or incur in connection with Tenant's use of the premises.
- DANGEROUS MATERIALS.** Tenant shall not keep or have on the premises any article or thing of a **dangerous, inflammable, or explosive character** that might substantially increase the danger of fire on the premises, or that might be considered hazardous by a responsible insurance company unless prior written consent of Landlord is obtained and proof of adequate insurance protection is provided by tenant to Landlord.
- CUMULATIVE RIGHTS.** The rights of the parties under this Rental Agreement are cumulative, and shall not be construed as exclusive unless otherwise required by law.
- DEFAULTS.** Tenant shall be in default of this Rental Agreement if Tenant fails to fulfill any obligation or term under this Agreement. Under Nevada Revised Statutes the occupant's personal property will be subject to a claim or a lien and may be sold to satisfy that lien if the rent or other charges described in the Rental Agreement remain unpaid for **14 consecutive days**. The Occupant will be notified by certified mail at his last known address and to the alternative address, if provided. **At 30 days past due a security lock will be added to occupants' lock and occupant will be denied access to premises until account is current. If, by the end of 90 days, Occupant fails to bring account current, all stored items become the property of Steve's Economy Storage and further legal action may be taken.**
- CLEANING.** The Tenant will leave the premises at termination in as good a condition as received, excepting reasonable wear and tear, and from damage arising from the negligence or default of the Landlord. The Tenant does agree to remove all contents from the property and the unit is to be broom clean. After satisfactory inspection by Landlord, the security cleaning deposit will be refunded. The Tenant also agrees not to leave any waste upon the premises and to make no alteration or additions in or to said premises without the prior written consent of the Landlord.
- The tenant will indemnify and save the Landlord harmless from any loss, damage and liability occasioned by growing out of or arising from a default hereunder, or any tortious or negligent act on the part of the Tenant, its agents or employees.

👉 PLEASE BE GOOD NEIGHBORS AND OBEY THE 5 MPH SPEED LIMIT ON THE EASEMENT ROADWAY

This agreement contains the entire agreement of the parties, and there are no other promises or conditions in any other agreement whether oral or written. The agreement may be modified or amended in writing if the writing is signed by the party obligated under the amendment.

IN WITNESS WHEREOF, the parties have executed this Rental Agreement as of the date first shown above.

<p>Steve's Economy Storage Agent Signature _____</p> <p style="text-align: center;">Contact Information</p> <p>Tenant Name (printed) _____</p> <p>Mailing street/PO Box _____</p> <p>City, State, ZIP _____</p> <p>Phone _____ Email _____</p> <p>Tenant Signature: _____ (Tenant will provide landlord written notice of any address change)</p>	<p>Alternative contact name and address (optional)</p> <p>Name _____</p> <p>Address _____</p> <p>City, State, ZIP _____</p> <p>Phone _____</p> <p style="text-align: center;">Thank you for storing your belongings at</p> <p style="text-align: center;">Steve's Economy Storage</p>
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