

Locust Fork Boat and RV Storage
30060 Alabama Highway 79
Locust Fork, AL 35097
(205) 903-2370

TENANT INFORMATION:

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Driver's License Number: _____ Exp.: _____

Email Address: _____

Description of vehicle: _____

License/VIN #: _____

RENTAL AGREEMENT

The undersigned LANDLORD (Locust Fork Boat and RV Storage) hereby rents to the undersigned TENANT Space Number _____. TENANT agrees to pay LANDLORD a rental of \$_____ per quarter on the first business day of each quarter, in advance, any fractional part of a quarter to be paid on a prorated basis with the payment of the first full quarter's rent. This rental agreement begins on _____ and continues for one year until terminated as provided herein. TENANT agrees to pay a deposit equal to one quarter's rental payment upon rental of the unit space. After one year, TENANT may go on a quarter to quarter basis, however, TENANT must give a thirty (30) day written notice expressing they are moving out. TENANT agrees to remove ALL contents from storage unit and leave the premises free and clear of all trash and debris. Upon inspection of the premises by LANDLORD, said deposit shall be returned to TENANT if the storage unit is found to be clean and undamaged.

TENANT is in default of payment if no payment has been received by, or on, the 10th day after each quarterly payment is due. In addition to quarterly rent, TENANT shall pay a late charge of FIFTEEN DOLLARS (\$15.00) for each quarter rent is considered late. On the 11th day of each quarter, the LANDLORD shall deny TENANT access to premises and shall put a lock on TENANT'S unit(s). This lock shall not be removed until all rent and all applicable fees are collected. TENANT agrees to pay the charge of THIRTY DOLLARS (\$30.00) for each check that is returned to the LANDLORD for insufficient funds.

LANDLORD may dispose of any property left in the store space, or on the premises, after termination of this Agreement, without written or verbal notice. TENANT will be liable for paying all cost incurred by LANDLORD in disposing of such property.

Either party may terminate this agreement by giving the other written notice thereof at least THIRTY (30) DAYS prior to the end of the quarter the agreement is to be terminated.

TENANT agrees that the premises are to be used exclusively for the storage of property other than flammable, perishable, explosive or other dangerous or noxious substance; the storage or use of which in/or on the rented premises is expressly prohibited. TENANT further agrees to comply with all laws and ordinances, STATE, FEDERAL AND LOCAL in connection with the use and occupancy of the leased premises. TENANT agrees that no property will be stored in storage unit unless TENANT has full legal right to have such property in their possession. TENANT further agrees that the storage space may not be altered in any way and shall not be used to conduct business, nor used as a shop or service facility. No human or animal habitation is permitted in storage unit.

The LANDLORD shall have the right, without notice, to enter into and upon said premises at reasonable times for the purpose of inspecting the condition of unit(s). TENANT agrees to take good care of the premises and suffer no waste or damage thereto and deliver up the premises in good condition and free of all contents, upon termination hereof. TENANT accepts the premises as its "AS IS" condition and agrees it is suitable for the purpose for which they are rented and waives all defects, if any, therein and agrees that the LANDLORD shall not be responsible to TENANT, his patrons,

or employees for damage to person or property caused by fire, theft, vandalism, leakage of water, or the premises becoming out of repair or for any other cause whatsoever. TENANT agrees to hold LANDLORD harmless from the payment of any such damage. **LANDLORD does not carry INSURANCE** of any kind on the contents of said premises, or any of the property of TENANT stored therein, but TANANT SHALL PROVIDE such INSURANCE, as he/she desires, at his/her own cost and expense.

LANDLORD is hereby given a lien upon all property of any description placed in or upon the premises to secure it in the payments of rents, if no payment has been received for a continuous 30 day period by TENANT. After 30 days of default, in or party, TENANT is in default of lease and LANDLORD may, without written notice to TENANT take immediate possession of the premises and all of TENANT property therein and may sell said property as is necessary to pay all the expenses of sale, legal expenses, and arrange in rent at private or public sale. In addition to the foregoing remedy, LANDLORD shall have all other remedies afforded it by statute or otherwise.

After 30 day default of payment, in full or in part, TENANT is liable to LANDLORD to pay reasonable fees for the sale and disposition of property, and will be charged a sale publication and postage fee of \$30.00. These fees may be charged even if sale is not physically conducted due to TENANT reclaiming property.

In the event suit is filed against TENANT for failure to pay the agreed rent, LANDLORD shall be entitled to recover in addition to damages caused by the TENANT'S failure to pay the rent as aforesaid, a reasonable attorneys fee, and TENANT waives all rights to statutory exemption afforded it by the laws of this State.

TENANTS WITH GATE USE: Any tenant whose unit is surrounded by gate will be given an access gate code. This code is personalized for your use and YOUR USE ONLY. This code shall not be given out to any other individual for any reason whatsoever. In the event your code is used by another individual without authorization to be on the premises, you may be held as an accessory for any theft of property or damage that may occur. **DO NOT GIVE OUT YOUR ACCESS NUMBER!!** Do not allow access to any individual stating their code is not working and wish to enter the premises, as their access code may be denied, as per the LANDLORD.

Signed this the _____ day of _____, 20____.

TENANT

LANDLORD:

LOCUST FORK BOAT AND RV STORAGE

LOCUST FORK BOAT AND RV STORAGE
ATTENTION CUSTOMERS!!
RULES AND REUGLATIONS

- 1.) All rent is due on the first day of every quarter that the unit is occupied.
- 2.) All rent after the 10th is considered late, and WILL BE CHARGED a \$15.00 late fee.
- 3.) Gate codes will be locked and also a lock will be placed on the unit until all fees and rents are paid in full.
- 4.) All property is stored at Tenant's risk. No insurance is carried by owner, and is the Tenant's responsibility to obtain if Tenant chooses.
- 5.) Tenant is responsible for their own lock and key. No copies are kept by the Owner.
- 6.) Tenant will not store anything flammable, perishable, explosive, stolen or living in units. No alterations are to be made to unit.
- 7.) Tenant will keep storage unit and surrounding area of storage unit free of debris. Upon vacating the premises, your unit must be clean and trash free in order to receive deposit.
- 8.) Tenant must keep in mind that units are not heated or cooled, so please pack your belongings accordingly.
- 9.) Do not give your gate code to anyone, nor allow someone to pass through gate system using your code. If this person commits any crime, you may be hold liable as an accessory, as this is personal property.

Alcohol is prohibited on the premises at all times!!