



RENTAL AGREEMENT

This rental agreement is made and entered into by and between Lincoln Boat & RV Storage, hereinafter referred to as Owner, and the undersigned, hereinafter referred to as Tenant.

Please complete items shown in Red.

Tenant Name: _____ Email: _____
 Address: _____ Cell phone: _____
 City, State, Zip: _____ Home phone: _____
 DL info: _____ Entrance Gate Code: _____

To be completed by LBRVS

Boat / Jet Ski Information:

Make	Model	Registration Number	Length	Width	Color

RV / Camper / Vehicle Information:

Make	Model	License Plate Number	Length	Width	Color

Owner hereby rents to tenant and tenant hereby takes from owner Storage Unit # _____
 being of approximate size: **12 x 30** **14 x 40** **14 x 50** (circle one)
 lying and situated at 1869 Pea Ridge Road, Ruston, LA. (All sizes quoted are approximate.)

This is a month to month rental beginning on _____.

The monthly rental rate is in the amount of _____.

TENANTS STORE GOODS AT THEIR OWN RISK

Please initial each "x"

_____ I understand that this boat & RV storage facility and/or its management and/or its owners:

1. Are not responsible for loss or damage to property
2. Do not provide insurance for my stored property
3. Require that I provide my own insurance coverage or be self-insured
4. Is a commercial business renting space and is not a bailor or a warehouseman.

Please initial each "x"

_____ This rental agreement shall automatically be extended for an additional month at the end of each rental period unless the tenant, in writing, delivers to the owner a notice of intent to terminate this agreement ten (10) days prior to the end of the current rental period.

_____ If the tenant occupies the storage unit on the first of the month, the tenant agrees that he/she has agreed to rent the storage unit for the entire month and a full month's rent shall be due. There is no refund for unused days if you vacate after the first day of the month.

_____ Owner is not obligated to send out billing reminders for monthly rental charges.

_____ Tenant will punctually pay said monthly rental on the 1st day of each month. On the date of expiration of this rental agreement, tenant agrees to return said premises in as good a condition as when received and with the premises being clean and ready for usage.

_____ Monthly rent will be considered late if received after the 5th day of each month. Each day, beginning with the 6th day of the month, a \$5.00 PER DAY late fee will be charged and gate access will be denied until rent is received.

_____ Owner has the right to terminate the tenant's use of the premises and require the tenant to remove their property within ten (10) days unless the owner deems the property to be a health or safety risk in which case the owner will consider it an emergency and may exercise their right to remove the property from the facility immediately.

_____ Tenant understands and agrees that NO ITEMS may be stored on the ground of their rental space and no storage cabinets/bins/etc may be placed in their rented unit.

Tenant Signature

I acknowledge receipt of my executed copy of this rental agreement on _____.

1. The warehouse space shall be used and occupied only for the purpose of storing tenant's lawful property and for no other purpose specifically. The warehouse shall not be used for any illegal purpose or for the storing of any illegal items or property. All property kept, stored or maintained within the premises by tenants shall be tenant's sole risk. Bulk storage (such as grain, fertilizer, etc.) is prohibited. As are, flammable fluids, hazardous wastes, explosives, perishables, live animals, antiques, collectibles, items with sentimental value, and those with no immediately determinable replacement value. There shall be no living in the storage and/or repair work done on the premises. The safety of items stored by the tenants is the responsibility of the tenant.

2. Insurance which may be carried by owner against loss or damage to the building or its contents or other improvements situated on the premises shall be for the sole benefit of the parties carrying such insurance under their control. Tenant agrees to indemnify owner and hold owner harmless from any loss expenses and claims arising out of any damage, injuries, or death which he causes or which third parties on the premises with the acknowledge, consent and approval of tenant cause. Owner shall not be liable to tenant for any loss or damage that may be occasioned by or through the act or omission of other tenants on the premises or of any other third person. Owner shall not be responsible or liable to tenant or any their party for losses or damages resulting from theft, water, mold, mildew, extreme temperatures, fire, rain, storms, tornado, explosion, riot, rodents, civil disturbances, insects, sonic boom, land vehicles, unlawful entry, smoke, wind, mischief, vandalism, or any other causes whatsoever.

3. On failure to pay the rent and other charges in advance as aforesaid, owner may declare tenant to be in default and this rental agreement forfeited by giving the written notice of such forfeiture to the address of tenant and owner or owner's agent shall have the power to enter and hold, occupy, and repossess the entire premises. Notice shall be in writing and shall be deemed to be delivered whether actually received or not on the part of the United States mail, postage prepaid certified mail with return receipt requested address to the parties hereto at the respective address below their names.

4. In addition to any statutory storage liens allowed by law, owner shall at all times have a valid, contractual lien for all rentals or other sums of money becoming due hereunder from tenant upon all items situated on the premises and upon the default by tenant. Owner may enter said premise and take possession of any and all items situated on the premises without liability for trespass or conversion and sell the same with ten (10) days from possession without notice, at public or private sale at which owner or its assignees may purchase.
5. In the event that legal action is necessary in order to enforce any provision of this rental agreement, then tenant agrees to pay reasonable collection fees and/or attorney fees to the attorney selected by owner.
6. There will be a \$5.00 late charge for the rents received after the anniversary date. There will be a \$25.00 service charge for returned checks and tenant agrees to pay these amounts when rent becomes past due. Owner has the right to deny gate access until said rent is paid. If rental account is brought current the owner shall give gate access. Tenant agrees to pay a minimum of \$50.00 or the actual cost if greater than \$50.00 for the removal of abandoned items from rented unit. An administrative charge of \$50.00 applies if the property in the unit must be sold to satisfy the lien of the tenant in default. Any past due account will draw interest at the rate of twelve percent (12%) annum.
7. A deposit of \$25.00 for damages and clean-up is hereby acknowledged. This deposit will be refunded after inspection of the unit by the owner to ascertain that there are not damages and the unit has been properly cleaned.
8. The monthly rental rate, deposit amount, late charge, and returned check charge are each subject to increase in the first (1st) day of each month. Tenant shall be given thirty (30) days written notice of any such increase and this lease shall be deemed to be altered if the tenant continues his occupancy beyond the effective date of the increases. Notices shall be deemed given when owner deposits first-class mail, postage pre-paid to tenant at address given on lease. A new lease does not have to be executed for new increase.
9. Tenants shall apprise owner of any changes in mailing address or phone number in writing within twenty (20) days of such change.
10. Owner will have the right in the event of an emergency to enter the premises using whatever reasonable force is necessary.
11. This contract is binding and can only be altered in writing with signatures of both the Tenant and Owner. No oral contracts are accepted.
12. Any rights granted herein to Owner may be exercised by Owner's Rental Agent or other representative or agent.
13. The covenants fore in contained shall extend to and binding upon the parties hereto, their heirs, executors, administrators, and assigns.
14. This agreement shall be governed by laws of the State of Louisiana.

Tenant Signature

Lincoln Boat & RV Representative

Date

AMOUNT DUE TODAY:

\$ _____ Rent (may be prorated and will include next month's rent if after the 15th of the month)

\$ 25.00 Deposit

\$ _____ Total Due Today

*** Mail Payments to: LBRVS – P.O. Box 544 – Ruston, LA 71273 ***

Credit / Debit (Circle one) Card Information:

Card type: _____

Name on card: _____

Card #: _____

Expiration Date: _____

CVC Code (3 digit # on back): _____

Account Mailing Address: _____

By signing, I agree to and authorize Village Green Storage to draw funds from the above listed account.

Tenant Signature

Date