

North Manatee RV and Boat Storage
3522 US Hwy 41 North
Palmetto, FL 34221
(941) 721-7695

Date _____



Storage Rental Agreement

NAME _____ SPOT _____ GATE CARD # _____

This rental agreement is entered into on the above date between Manatee Storage Partners, hereinafter referred to as the Owner, and the above listed Tenant. Owner agrees to allow Tenant the use for outside storage the space referenced for the purpose of storing Tenant's personal property, subject to the terms and agreements of this rental agreement. Tenant agrees that the owner does not exercise care, control, or custody of Tenant's stored personal property, nor does Owner accept or take possession of Tenant's stored property and is not a warehouseman or bailee for hire and is not liable in any manner for the safekeeping or condition for same.

Owner's disclaimer of liabilities: It is hereby agreed that Owner is not an insurer, and it is not the intention of the parties to this agreement that the Owner assume responsibility for any loss occasioned by malfeasance or misfeasance in the performance of its duties under this contract or for any loss or damage sustained through burglary, theft, robbery, fire, water damage, rodents, insects, acts of nature, the active or passive acts or omissions of Owner or Owner's agents or any liability on the part of Owner by virtue of this agreement or because of the relationship hereby established.

Tenant and Owner agree specifically, but without limitation, Owner will not be responsible in any way for damage or loss caused by the negligence of the Owner, other tenants or third parties, whether caused by the acts of these parties, or the failure to act which may be claimed to cause loss or damage to the Tenant. Owner shall not have or incur any liability for personal injury to the Tenant. Tenant's agents, persons visiting Tenant and Tenant agree to hold Owner harmless from any such claims and agree to indemnify the Owner for any such loss by all claims, including attorneys' fees, incurred by Owner. If any provision of this agreement be invalid or illegal, the remainder shall be valid and enforceable.

Insurance: Tenant will insure at Tenant's own expense that personal property owned by Tenant but stored within or on Owner's self-service storage facility. Tenant agrees that at the "making" of this rental agreement, Owner does not insure Tenant's personal property or invitees and that Tenant's insurance must extend coverage against all perils including fire, water, wind damage, vandalism, burglary, theft, accidental damage, and unforeseen circumstances not listed. Tenant expressly agrees that the provider of Tenant's insurance will not be subrogated to any claim of Tenant against Owner, Owner's employees, or agents.

Rental Agreement

The Tenant agrees to pay Owner at Owner's address the agreed upon rental amount per month listed above, plus tax, for the billing interval agreed upon between Owner and Tenant.

Tenant may not assign or sublet space to another party.

A late charge of \$50.00 will be charged to any accounts overdue for 30 days.

After 60 days of non-payment the stored item will be locked and an additional fee of \$150.00 will be added to account.

After 90 days of non-payment, stored item will be either seized or towed from the facility at the Owner's expense.

NO REFUNDS WILL BE REMITTED

Termination/Cancellation: Tenant may cancel this agreement by giving Owner written or verbal notice 10 days in advance of the vacate. If Tenant's space becomes unusable because of an act of nature, Tenant's obligation to pay rent shall cease at the time of occurrence and this agreement is terminated.

Bad check charge: A charge of \$30 will be charged to Tenant for any returned check. Further payments will then be required to be in the form of cash, cashier's check, or credit card.

The wash bay is included in monthly rent. Please make certain that hoses are put away and the pressure washer is turned off before leaving the bay. Do not dump bait or fish guts into the drain.

The dump station is \$10 cash to use. If the office is closed, please deposit cash in the drop box.

ITEM BEING STORED _____ TAG # _____

TENANT SIGNATURE

NORTH MANATEE STORAGE