

# **MINNESOTA STORAGE BUSINESS PACKAGE**

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U.S. Legal Forms™ thanks you for your purchase of a Storage Business Package. This package is an important tool to help you efficiently run a storage business and be prepared to offer a full range of storage services.

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### **I. FORM LIST**

With your Storage Business package, you will find the essential forms that will help you provide storage services and deal with customer defaults, while minimizing the potential for litigation.

Included in your package are the following forms:

- 1. Notice of Belief of Abandonment of Leased Premises
- 2. Automobile Storage Agreement
- 3. General Storage Agreement with a Warehouse Company
- for Storage of Goods
- 4. Storage Services Contract
- 5. Lease for Storage of Goods
- 6. Lease of Storage Space for Food in a Frozen Food Locker
- 7. Lease of Storage Space with Warehouse Company
- 8. Warehouse and Storage Agreement
- 9. Notice of Sale to Satisfy Lien of Self-Service Storage
- Facility
- 10. Lease of Storage Space for Household Goods

### **II. DESCRIPTIONS OF FORMS**

Brief descriptions of the forms contained in your U.S. Legal Forms™ Personal Planning Package are found below.

Notice of Belief of Abandonment of Leased Premises – This is a Notice to Tenant of Lessor's belief of Tenant's abandonment of the leased premises. Warning to Tenant is included that consequences including termination are forthcoming.

Automobile Storage Agreement – This is a form that may be used to rent storage space for an automobile. Provisions are included for rental terms, including rental rates, payment dates, and the parties' responsibilities in case of damages or loss.

General Storage Agreement with a Warehouse Company for Storage of Goods - This is a statutory form provided for in the Georgia Code. It grants your attorney in fact (your agent) VERY broad powers with regard to your property and finances. This Power of Attorney does NOT provide for health care services.

Storage Services Contract - This is a contract between an independent storage contractor for storage of goods. Provisions are included for services to be provided, including terms of service, risk of loss, insurance, warranties, and more.

Lease for Storage of Goods - This form is designed and used for the purpose of renting or leasing individual storage space to occupants who are to have access to such for the purpose of storing and removing personal property. "Personal property" means movable property not affixed to land and includes, but is not limited to, goods, merchandise and household items. A "Warehouseman" is a person engaged in the business of storing goods for hire. A warehouseman may be liable for damages for loss of or injury to the goods caused by his failure to exercise such care in regard to them as a reasonably careful man would exercise under like circumstances. Therefore it is important to state in the agreement that the Lessee is not a warehouseman but is merely renting space.

Lease of Storage Space for Food in a Frozen Food Locker – This is a lease of storage space. The essential factor distinguishing a lease of storage space from a bailment of goods is the storer's retaining possession and control over the goods. It cannot be conclusively presumed that a lease rather than a bailment is intended merely because the contract provides for the storing of goods in a certain space in the warehouse. This is true even though the goods are to be placed in a separate room to which the storer is given a key. However, if under the agreement the warehouseman has no control over the storer's access to the premises where the goods are stored, it is generally held that there is a lease of storage space. Therefore, the document should be drafted to clarify the legal relationship that the parties desire.

Lease of Storage Space with Warehouse Company – This is a lease of storage space, with the lessee retaining possession and control over the goods. Provisions are made for terms of access, rental terms, risk of loss, remedies for breach of the agreement, and more.

Warehouse and Storage Agreement – This form is a Warehouse and Storage Agreement. The form provides that the warehouseman leases to the facility user a building and premises described in the agreement. The facility user is allowed to enter and use the warehouse for the purpose of placing items and materials into storage and retrieving those items during the term of the contract.

Notice of Sale to Satisfy Lien of Self-Service Storage Facility – A self-service storage facility has been defined as "any real property designed and used for the purpose of renting or leasing individual storage spaces to occupants who are to have access to such for the purpose of storing and removing personal property." Such a business has generally acquires a statutory lien on the stored property for unpaid storage costs.

Lease of Storage Space for Household Goods - This is a lease of storage space for household goods, with the lessee retaining possession and control over the goods. Provisions are made for terms of access, rental terms, responsibilities and liabilities of the respective parties, remedies for breach of the agreement, and more.

If you need additional information, please visit [www.uslegalforms.com](http://www.uslegalforms.com) and look up forms by subject matter. You may also wish to visit our legal definitions page at <http://definitions.uslegal.com/>

### **III. LEGAL DOCUMENT STORAGE**

Once you prepare legal documents and forms in your U.S. Legal Forms™ Essential Legal Life Documents Package, it is highly recommended that you keep forms together. An optional USLegal Life Documents Organizer – small or large size is available for purchase from [www.uslegalforms.com](http://www.uslegalforms.com) to help store your legal documents.

Legal documents should also be kept in a very secure place such as a bank safe deposit box or personal home safe. You may wish to tell your attorney or a family member about the location of your Legal Life Documents Package in the event you are unable to communicate it to them when needed.

### **IV. TIPS ON COMPLETING THE FORMS**

The form(s) in this packet may contain “form fields” created using Microsoft Word or Adobe Acrobat (“.pdf” format). “Form fields” facilitate completion of the forms using your computer. They do not limit your ability to print the form “in blank” and complete with a typewriter or by hand.

It is also helpful to be able to see the location of the form fields. Go to the View menu, click on Toolbars, and then select Forms. This will open the Forms toolbar. Look for the button on the Forms toolbar that resembles a shaded letter “a”. Click this button and the form fields will be visible.

By clicking on the appropriate form field, you will be able to enter the needed information. In some instances, the form field and the line will disappear after information is entered. In other cases, it will not. The form was created to function in this manner.

### **V. DISCLAIMER**

These materials were developed by U.S. Legal Forms, Inc. based upon statutes and forms for the subject state. All information and Forms are subject to this Disclaimer:

**All forms in this package are provided without any warranty, express or implied, as to their legal effect and completeness. Please use at your own risk. If you have a serious legal problem, we suggest that you consult an attorney in your state. U.S. Legal Forms, Inc. does not provide legal advice. The products offered by U.S. Legal Forms (USLF) are not a substitute for the advice of an attorney.**

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