



208-882-9630

OFFICE & ALL MAIL TO 605 W. 3rd St. Moscow, ID 83843
EXAMPLE: Mickey Mouse Leased Space # A118 .
Gate/ Door code \*\*\*\*\*

Welcome! The following information is for your reference. It contains some important suggestions and pertinent information about the policies of this self storage facility. It supplements the terms and condition of your RENTAL AGREEMENT. READ THE RENTAL AGREEMENT AND CONDITIONS.

- 1. Your fee is 50.00 and is due by day 1 of each month.
2. We will e-mail you a reminder invoice approx. 1-2 weeks before a payment is due, but we DO NOT mail a bill.
3. We accept cash, check, or money order, as well as , VISA, M/C, DISCOVER, AND AMEX, online at www.thestoragespot.net
4. Lessee acknowledges that late payment of monthly rent will cause the Lessor to incur costs not contemplated by this lease...
5. If your payment is not received by the 25th day past due, we will begin to process your leased space for public auction.
6. A partial payment will not stop fees or official procedures.
7. A 20.00 fee is automatically charged for all returned checks, ACH transactions, or declined credit cards, as well as a \$15 late fee.
8. We do not assume liability for the personal property you store.
9. Do not use the leased space for anything but DEAD STORAGE.
10. The leased space must be vacated before day 1 of the month and all terms and conditions of this agreement are met by the lessee.
11. The leased space must swept, clean, emptied, in good condition - subject only to wear and tear - and ready to re-rent.
12. Lessee's lock must be removed upon termination of occupancy. Failure to remove lock will result in lessee being charged the next month's rental and late fees.
13. Gate access hours are 6AM-10PM, 7 days a week including holidays.
15. We do not prorate when you vacate a leased space.
16. Only one lock is allowed per door latch.
17. DO NOT EXCEED 5 MILES PER HOUR ANYWHERE ON THE STORAGE SPOT PREMISE.
18. Please keep us updated of any address changes and/or phone number changes.
19. Please leave aisles clear and do not block another lessee's door.
20. Delivery drivers are to be met promptly and are not to block the front driveway or gate under any circumstances.
21. Absolutely NO smoking inside of the storage units or interior hallway corridors.
22. Do NOT leave any trash in your space or on the facility grounds or you WILL be charged for removal.
23. We will strictly enforce all policies and conditions in our contract. We do not make exceptions!

YOUR LOCK MUST BE INSTALLED IN THE HOLE CLOSEST TO CENTER OF DOOR WITH THE KEY HOLE TO CENTER OF DOOR. FAILURE TO FOLLOW THIS RULE WILL RESULT IN HIGHER FEES IF WE HAVE TO REMOVE YOUR LOCK BECAUSE OF DELINQUENCY!

Thank you! We appreciate your business and look forward to your having a pleasant stay with us. If we can be of further help, please let us know.

X \_\_\_\_\_
LESSEE'S SIGNATURE/ DATE

SIGNATURE REQUIRED ON REVERSE AS WELL!

# RENTAL AGREEMENT

Office & all mail to 605 W. 3rd St. Moscow, ID 83843

This agreement dated January 01, 2012, between Mickey Mouse Example (hereinafter referred to as "LESSEE") and The Storage Spot 1 L.L.C. (hereinafter referred to as "LEESOR").

LEESOR does hereby rent to "Lessee" leased space number A118 (5.0 x 10.0) in a building located at 605 W. 3rd St., Moscow, ID 83843 to be used as storage for personal or business property for the monthly rate of 50.00 payable by day 1 of each month hereinafter. Rental payment is payable in advance.

LEESOR acknowledges receipt of the full amount for the initial month or the prorated amount from move-in date until the last day of the month, plus the full amount for the following month, whichever is appropriate at time of move-in. All payments made to LEESOR pursuant to the agreement shall be applied first to administrative and late charges, then the balance to accrued and unpaid rent, this agreement shall expire on day 1 of each month and automatically renew for one (1) additional month, SUBJECT TO THE CONDITIONS ON THE NEXT PAGE. Rental payments made after day 5 past due are subject to a 15.00 Late Charge. Mailed payments must be postmarked by day 5 past due to avoid a 15.00 Late Charge. A returned Check or declined credit card is subject to a charge of \$20. There is a one-time 15.00 non-refundable administrative fee charged when lessee signs this lease.

LESSEE shall deliver to LEESOR fifteen (15) days notice to vacate in order to avoid responsibility for the payment of the next month's rent. Notice can be given at our website [www.thestoragespot.net](http://www.thestoragespot.net) under online storage tools. LESSEE MUST ALSO SIGN AND DELIVER TO LEESOR A "FINAL MOVE OUT" FORM WHEN ALL PERSONAL PROPERTY IS OUT OF THE LEASED SPACE, THE LOCK IS REMOVED, AND IT IS CLEAN, SWEEPED, AND READY FOR LEASE TO A NEW LESSEE. "FINAL MOVE OUT FORMS" can be found by the office in Moscow, on the front of the "B" building in Pullman, or printed online at [www.thestoragespot.net](http://www.thestoragespot.net) under online storage tools.

LESSEE acknowledges that LEESOR does not carry any insurance which in any way covers any loss whatsoever that LESSEE may have or claim by renting the leased space. LESSEE'S PERSONAL PROPERTY WILL NOT BE INSURED UNLESS THE LESSEE OBTAINS INSURANCE ON ITS PERSONAL PROPERTY. All personal property stored in the leased space shall be at LESSEE'S sole risk.

LESSEE ACKNOWLEDGES THAT HE HAS READ THE CONDITIONS ON THE NEXT PAGE AND AGREES TO BE BOUND BY THEM. PLEASE INITIAL BOTTOM OF CONDITIONS PAGE. LESSEE ACKNOWLEDGES IT HAS RECEIVED A COPY OF THIS AGREEMENT.

Executed on January 01, 2012,

Lease Number: 3088

Lessee name: Mickey Mouse Example  
Lessee Address: Disneyland  
Anaheim Ca 11111

Phone Numbers: 1111111111

(E-Mail Address)

LESSEE IS TO SIGN BELOW AFTER READING THE AGREEMENT AND UNDERSTANDING ALL TERMS AND CONDITIONS. LESSEE ACKNOWLEDGES THAT THERE IS A 15 DAY MOVE OUT NOTICE REQUIRED PRIOR TO VACATING THE SPACE, AND A "FINAL MOVE OUT FORM" THAT IS REQUIRED UPON TERMINATION OF THIS AGREEMENT. "FINAL MOVE OUT FORM" IS NOT TO BE SUBMITTED UNTIL THE UNIT IS COMPLETELY EMPTY, AND THE LOCK IS REMOVED. REMEMBER THAT THE ONLY VALID ADDRESS TO BE USED IS ON THE LEASE, OR ON A SIGNED CHANGE OF ADDRESS FORM. PLEASE KEEP US INFORMED OF CURRENT ADDRESS AND PHONE NUMBERS. ANY UPDATES TO CONTACT INFO CAN BE DONE ONLINE AT [www.thestoragespot.net](http://www.thestoragespot.net).

X \_\_\_\_\_  
(Lessee signature) (Date)

# CONDITIONS

1. Lessee further covenants with Lessor that at the expiration of terms of this Lease, peaceable possession of the premises shall be given to the Lessor, in as good condition as they are now, normal wear, inevitable accidents and loss by fire excepted; and the Lessee agrees not to let, sublet, or assign the whole or any part of the premises without written consent of the Lessor. Lessee agrees not to affix shelving or other articles to the walls, ceiling or doors. Lessee must provide his own lock and keep leased space locked at all times, using only one lock per leased space door hasp.
2. Lessee shall not place or keep in the premises explosives, flammable liquids, contraband or other goods prohibited by the law and agrees to abide by any rules promulgated by Lessor governing the use of these premises. Lessee shall not permit damage to the premises and shall indemnify, defend, and hold Lessor harmless from any claim or cause of action arising out of, or related to Lessee's use of the premises, or personal property stored there. Lessee assumes responsibility for any loss or damage to personal property stored by Lessee in the premises and may or may not elect to provide insurance coverage for the same. **LESSOR DOES NOT MAINTAIN INSURANCE FOR THE BENEFIT OF LESSEE, WHICH IN ANY WAY COVERS ANY LOSS WHATSOEVER THAT LESSEE MAY HAVE OR CLAIM BY RENTING THE LEASED SPACE OR PREMISES AND LESSEE EXPRESSLY RELEASES LESSOR FROM ANY LOSSES AND/OR DAMAGES TO SAID PERSONAL PROPERTY CAUSED BY FIRE, THEFT, WATER, RAINSTORMS, TORNADO, EXPLOSION, RIOT, RODENTS, CIVIL DISTURBANCES, INSECTS, SONIC BOOM, LAND VEHICLES, UNLAWFUL ENTRY, OR ANY OTHER CAUSE WHATSOEVER, SAVE AND EXCEPT LESSORS SOLE AND EXCLUSIVE NEGLIGENCE. NOR SHALL LESSOR BE LIABLE TO LESSEE AND/OR LESSEE'S GUESTS OR INVITEES OR AGENTS WHILE ON OR ABOUT LESSOR'S PREMISES.**
3. This lease will expire on day 1 of each month. The lessor may terminate said lease at its option if Lessee is not in full compliance with the terms of this Lease, subject to Lessor's approval. **LESSEE'S FAILURE TO VACATE THE PREMISES OR REMOVE THEIR LOCK BY DAY 1 OF THE MONTH AUTOMATICALLY RENEWS THE LEASE FOR ONE (1) MONTH.**
4. Lessee agrees to give Lessor fifteen (15) days NOTICE of his intention to vacate his storage unit. **THERE ARE NO PRORATED RENT REFUNDS IN THE EVENT THE UNIT IS VACATED BEFORE DAY 1 OF THE MONTH. THERE IS NO REFUND THROUGH THE PAYMENT DATE. ANY REFUNDS ARE AT THE SOLE DISCRETION OF LESSOR.** If the unit is vacated on or after day 1 of the month, the next month's rent is due in full.
5. Rental payments are due by day 1 of each month without demand. Payments made after day 5 past due are subject to a 15.00 Late Charge. Payments made after day 30 past due are subject to a 2nd late fee of 10.00 (20% of rent rate or \$10, whichever is greater). Payments made after day 60 past due are subject to a 3rd late fee of 20.00 (40% of rent rate or \$20, whichever is greater), in addition to other applicable charges. Mailed payments must be postmarked by day 5 past due to avoid the Late Charge. If rental payments are not paid in full within five (5) days of the due date, including Late Charge, and/or Returned Charge, or Miscellaneous Charge, the Management may, at his option, declare the in lessee in default. No notice need be given of default. **LESSOR DOES NOT SEND OUT BILLINGS FOR MONTHLY RENTAL CHARGES.**
6. The Lessor may, at his option, make the individual access code inoperable on or after day 5 past due, take possession of the personal property in the leased space on or after day 26 of the month if full payment is not received by the date. Taking possession of the goods shall initially consist of over-locking the leased space door to prevent Lessee's access to the leased space until all rental, late fees and miscellaneous charges are paid in full. **LESSOR SHALL AND DOES HAVE A LIEN IN ALL PERSONAL PROPERTY IN THE LEASED SPACE**, pursuant to R.C.W.19.150.020 (for storage in Washington) or Idaho code section 55-2305 (for storage in Idaho) for rent, labor, or other charges, present or future, and for expenses reasonably incurred in enforcing the lien, including without limitation attorney fees and costs. **THE PROPERTY STORED IN THE LEASED SPACE MAY BE SOLD TO SATISFY THE LIEN** if (for storage in Washington) the rent or other charges due, remain unpaid for a period of 14 consecutive days as authorized by Washington code R.C.W.19.150.040 and R.C.W.19.150.080 or if, (for storage in Idaho) Lessee is in default of the rental agreement pursuant to Idaho code Section 55-2306. All moving, storage and/or sales costs associated with sale of goods shall be borne by LESSEE. After a lien against the personal property in the leased space arises, **ONLY A PAYMENT IN THE FULL AMOUNT OF THE LIEN WILL BE ACCEPTED TO SATISFY LIEN, PARTIAL PAYMENTS WILL NOT STOP ANY AUCTION PROCEDURES OR LEGAL ACTIONS.** Lessee has hereby disclosed to lessor in the space provided below\*, the name and address of any lienholders or secured parties who have an interest in property that is or will be stored in the leased space. For storage in Washington, Lessee shall and has hereby disclosed in the space provided below\*, the name and address of another person to whom preliminary and subsequent lien notices required by RCW 19.150 may be given.
7. Lessor shall be held only to a standard of good faith in determining whether an appraisal is necessary or in forming opinions as to the value of stored property, both parties recognizing that differing opinions of value may always be obtained. Lessor shall have no liability for good faith determinations of value. If the value of personal property stored is determined by Lessor in its good faith discretion to be less than \$300, the parties agree that neither advertisement and sale nor continued storage is economically feasible, and that the personal property may be (a) privately sold by Lessor without advertisement, (b) donated by Lessor to charity, or (c) disposed of by Lessor in public dump as garbage, and that such actions are reasonable.
8. The Lessor may, at his option, **REMOVE THE LESSEE'S LOCK AT LESSEE'S EXPENSE TO APPRAISE STORED GOODS.** The administrative charge for lock cutting is 45.00. Lessor may at this time move property to another location to be stored and lessee agrees to be solely liable for any damage, loss or expenses incurred by its action. The parties agree that Lessor shall have a lien upon all personal property stored in the leased space to secure payment of this charge, as well as all other charges owed to Lessor. If the rental account is brought current, the Lessor shall remove its lock. **IT IS THE LESSEE'S RESPONSIBILITY TO REPLACE HIS LOCK AT THE TIME OF PAYMENT TO INSURE THE SECURITY OF HIS LEASED SPACE.** (only one lock per unit door hasp). **AT ALL TIMES, LESSOR WILL NOT SUPERVISE USE OF UNIT IN ANYWAY. THE SAFETY OF ITEMS STORED BY THE LESSEE IS THE RESPONSIBILITY OF THE LESSEE.**
9. In the event Lessor is required to obtain the services of an attorney to enforce any of the provisions of this Lease, lessee agrees to pay in addition to the sums due hereunder, an additional amount as and for attorney's fees and costs incurred.
10. Lessor will have the right in the event of an emergency to enter the leased space with whatever reasonable force is necessary. It may at its discretion, deny access to premises in case of inclement weather, emergencies, or mechanical malfunction (such as gate/ access door malfunction).
11. A returned check or bad credit card fee is subject to a charge of 20.00, which shall be considered part of the rental. Unit shall be in default and overlocked by Lessor, until amount of the returned check, returned check charge, and any additional charges due are paid in full. Payment must be made by money order, cash, or credit card.
12. The Monthly Rental rate, deposit amount, late charge, cut-lock, and returned check charge are each subject to increase on day 1 of each month. Lessee shall be given thirty (30) days written notice of such increases and this Lease shall be deemed to be so amended if the Lessee continues his occupancy beyond the effective date of the increase. Notice shall be deemed given when Lessor deposits first-class mail, postage prepaid to lessee at address given on this Lease or official change of address. Lessee shall apprise Lessor of any change in his/her mailing address in writing within twenty (20) days of such change. A new Lease does not have to be executed for any new rental rate increases.
13. All lessees in default or lessees having prior returned checks, must pay by money order, cash, or credit card.
14. Any right granted herein to Lessor may be exercised by Lessor's Rental Agent or other representative or agent.
15. The covenants herein contained shall extend to and be binding upon the parties hereto, their heirs, executors, administrators and assigns, and shall be interpreted and enforced according to the laws of the State of Washington/ Idaho. This agreement is severable, and any provision contrary to law shall be severed and the remainder hereof enforced. Any dispute arising under or related in any way to this agreement or the personal property stored pursuant to this agreement or related in any way to the relations of the parties or the liabilities between them, shall be decided by a three-arbitrator panel in accord with the commercial rules of the American Arbitration Association, and that judgement upon the arbitration award may be entered pursuant to law. Venue shall be in Whitman County, Washington, and Latah County, Idaho.

Initials \_\_\_\_\_ \*Additional Lienholders/ Persons with any interest in the property \_\_\_\_\_  
being stored: Please list Name/ Address/ Phone Number

**OPTIONAL FORM:**  
**ONLY FILL THIS FORM OUT IF SIGNING UP FOR AUTOBILL BY CREDIT CARD, OR**  
**AUTOMATIC WITHDRAWAL FROM YOUR CHECKING ACCOUNT (ACH)**

The Storage Spot 1 L.L.C.

208-882-9630

**Automatic Payment Authorization Form**

The Storage Spot 1 L.L.C., henceforth known as the Company, is now offering an automatic payment option. With this option, your monthly payment will automatically be withdrawn from your checking account or your credit card account.

After filling out your personal information, please choose one billing option:

Option 1) Have your payment automatically withdrawn from your bank account

Option 2) Have your payment automatically charged to your credit card.

ANY LINE MARKED WITH (\*) IS REQUIRED TO BE FILLED OUT

**Personal Information**

Name (as it appears on your account or credit card): Mickey Mouse Example

Other names on your account or credit card

Current street address: Disneyland, Anaheim, Ca 11111

Home phone: 1111111111

Unit number(s) to be automatically paid: A118

\*Billing options (select one)

Charge my bank account (a voided check must be attached to initiate this option)

Charge my credit card

**Required Information for Option 1: Charge my bank account**

A voided check must be attached to initiate this option.

\*Routing and transit number \_\_\_\_\_ (1ST SET OF NUMBERS)

\*Checking/Savings account number \_\_\_\_\_ (2ND SET OF NUMBERS)

**Required Information for Option 2: Charge my credit card**

\*Credit card type VISA [ ] MC [ ] DISCOVER [ ] AMEX [ ]

\*Card Number \_\_\_\_\_

\*Expiration Date (mm/yy) \_\_\_\_\_

Name on Card: Mickey Mouse Example

(If different)

Credit Card Billing Address: Disneyland, Anaheim, Ca 11111

(If different)

I, Mickey Mouse Example, the undersigned, authorize the management of The Storage Spot 1 L.L.C., to charge my checking account or credit card specified above for charges incurred on the unit numbers listed above on day 1 of each month. I also understand that the amount of the payments may vary each month if there are fees or rent rate changes.

I also understand that I may terminate this agreement by giving notice to the Company. I may do this at any time in writing, but must allow a reasonable amount of time after receipt for the Company to act upon it. I also understand that additional service charges may apply if payment is returned due to insufficient funds.

Please enroll my account(s) in the AutoPay Program selected by me.

\_\_\_\_\_  
**Tenant Signature**

\_\_\_\_\_  
**Date**