

NEVADA STORAGE RENTAL AGREEMENT

Date of Agreement: [June 30, 2011](#)

1. **PARTIES.** This Agreement is between [Paperless Storage, a/an Nevada Corporation](#) ("Owner") and [John Tenant](#) ("Occupant").
2. **STORAGE UNIT.** Subject to the terms and conditions in this Agreement, Owner rents to Occupant, and Occupant rents from Owner, [123 Storage Blvd, 901, Las Vegas, NV 89117](#) ("Storage Unit"). The size of the Storage Unit is [5x10'](#).
3. **TERM.** This Agreement begins on [07-01-2011](#) and continues on a month-to-month basis. If applicable, the first month's rent will be pro-rated accordingly under Paragraph 7.
4. **PAYMENT OF RENT.** Occupant shall pay Owner a monthly rental amount of [\\$50](#), due to Owner in full on the first business day of the month. Occupant shall pay rent through the LeaseRunner Tenant Payment Center, with all [ACH fees paid by John Tenant](#).
5. **LATE CHARGES AND FEES.** If Occupant fails to pay the rent in full by the fifth day of the month, Occupant shall pay Owner a late charge of [\\$50](#). If any payment offered by Occupant to Owner for rent or any other amount due under this Agreement is returned for lack of sufficient funds, a stop-payment, or any other reason, Occupant shall pay Owner an insufficient funds fee of [\\$50](#) plus late charges until Owner receives acceptable payment. Owner and Occupant agree that the charges and fees are a reasonable estimate of the administrative costs incurred by Owner. Owner does not waive the right to insist on payment of the rent in full on the date it is due.
6. **CLEANING FEE.** Upon termination of this Agreement, Occupant shall remove all items from the Storage Unit and shall leave the Storage Unit in good, clean condition. If Occupant does not remove all property or does not leave the Storage Unit in good, clean condition, Occupant shall be liable for all costs incurred by Owner to clean the Storage Unit.
7. **PRORATION OF RENT.** For the period from [07-01-2011](#) through the end of that month, Occupant shall pay to Owner the pro-rated monthly rent of [\\$n/a](#).
8. **USE.** The Storage Unit shall be used only for Occupant's storage of personal property. The Storage Unit shall not be used for any other purposes. **IT IS UNLAWFUL TO USE THE STORAGE UNIT AS A RESIDENCE.** Occupant shall not store any hazardous, flammable, toxic, explosive or illegal material or substances in the Storage Unit. Occupant shall not keep any live animals in the Storage Unit. Occupant shall notify Owner in advance if Occupant intends to store any vehicle or watercraft in the Storage Unit. If Occupant intends to store a vehicle or watercraft in the Storage Unit, Owner may request, and Occupant shall provide, documentation of title, registration and insurance, in addition to any lienholder information required under Paragraph 17.
9. **TERMINATION.** Either Owner or Occupant may terminate the Agreement by giving the other party at least 30 days' written notice. Termination shall be effective as of the last day of any given month. Owner will not prorate last month's rent if Occupant vacates the Storage Unit prior to the end of the month.
10. **RENT CHANGES.** Owner may change the rental amount or other Agreement terms by providing written notice to Occupant at least 30 days in advance.
11. **DELAY OF OCCUPANCY.** In the event Occupant's occupancy of the Storage Unit is delayed for repairs, cleaning, or any other circumstances beyond the control of Owner, this Agreement shall remain in effect, subject to the abatement of rent on a daily basis during the delay for the first

seven days of the Agreement. If the delay of occupancy is longer than seven days, Occupant may terminate this Agreement by delivering written notice to Owner. After such termination, Owner's liability to Occupant is limited to the return of all sums previously paid by Occupant to Owner under this Agreement.

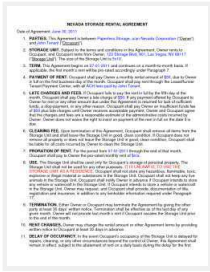
12. **RULES AND REGULATIONS.** Occupant shall not use the Storage Unit or surrounding property in such a manner that (A) violates any law or ordinance, or (B) damages the Storage Unit or surrounding property. Occupant shall comply with all rules and regulations of Owner regarding the Storage Unit and surrounding property.
13. **REIMBURSEMENT.** Occupant shall immediately reimburse Owner for any loss, damage, cost, or repair caused by Occupant. Occupant's unpaid balances will incur interest at the highest lawful rate.
14. **OWNER'S RIGHT TO ACCESS.** Owner may enter the Storage Unit as reasonably necessary. Except in cases of emergency or where it is impracticable to do so, Owner shall give Occupant advance notice of at least 24 hours before entering.
15. **SUBLEASE AND ASSIGNMENT.** Occupant shall not sublease or assign this Agreement without the prior written consent of Owner, which consent shall not be unreasonably withheld. Owner may charge Occupant a reasonable administrative fee for any sublease or assignment.
16. **OWNER'S LIEN ON PERSONAL PROPERTY.**
 - A. Occupant's property in the Storage Unit shall be subject to a claim of lien by Owner and may even be sold to satisfy the lien if the rent or other charges due remain unpaid for 14 consecutive days.
 - B. Occupant shall provide Owner with an alternative address and/or another person to whom any lien notices shall be sent. Such alternative address shall be identified in Paragraph 22. Any lien notices shall be sent to Occupant's primary address and the alternative address, if both addresses are provided by Occupant.
17. **EXISTING LIENHOLDERS.**
 - A. Occupant warrants and represents that there are no lienholders or secured parties who have or will have an interest in the personal property being stored in the Storage Unit other than the following: **N/A**
 - B. Occupant shall notify Owner immediately of any changes to the information required under this Paragraph 17.
18. **GROUNDS FOR DENIAL OF ACCESS.** In addition to any other remedies provided by this Agreement or under law, Owner may deny Occupant access to the Storage Unit if Occupant is in default under this Agreement, as permitted under the Nevada Revised Statutes, Chapter 108.476.
19. **GROUNDS FOR TERMINATION OF AGREEMENT.** Occupant's failure to comply with any term of this Agreement shall be grounds for termination of the Agreement, with appropriate notice to Occupant and procedures as required by law.
20. **INSURANCE. OWNER'S INSURANCE DOES NOT COVER PERSONAL PROPERTY STORED WITHIN THE STORAGE UNIT. THE EXCLUSIVE CARE, CUSTODY AND CONTROL OF ANY AND ALL PERSONAL PROPERTY STORED IN THE STORAGE UNIT SHALL REMAIN VESTED IN OCCUPANT. OWNER ADVISES OCCUPANT TO PURCHASE INSURANCE FOR ANY PERSONAL PROPERTY STORED IN STORAGE UNIT. SUCH INSURANCE IS AVAILABLE THROUGH MOST INSURERS.**

21. **LIABILITY.** Owner's liability shall be limited to injury or damage caused by the negligence or willful acts of Owner. Occupant is liable for all injury and damage caused by the negligence or willful acts of Occupant.
22. **NOTICES.** Unless otherwise specified in this Agreement or under law, all notices related to this Agreement shall be in writing and shall be delivered to the other party personally, or sent by first class mail, postage pre-paid, or securely and conspicuously posted, as follows:
 - A. To Occupant (Primary Address): [123 Main St. Las Vegas, NV 89117](#)
 - B. Alternative Address for Lien Notices:
 - C. To Owner: [123 Storage Blvd. Las Vegas, NV 89117](#)
23. **ADDITIONAL PROVISIONS.** Additional provisions are as follows:
24. **ATTORNEY'S FEES.** Occupant shall pay for Owner's legal fees and court costs associated with any default by Occupant. In any action or legal proceeding to enforce any part of this Agreement, the prevailing party shall recover reasonable attorney's fees and court costs.
25. **VALIDITY OF EACH PART.** If any portion of this Agreement is held to be invalid or unenforceable, the remaining provisions shall continue to be valid and enforceable.
26. **ENTIRE AGREEMENT.** This Agreement constitutes the entire agreement between Owner and Occupant. No promises or representations, other than those contained herein or implied by law, have been made by Owner or Occupant. Any addendum or modification to this Agreement must be in writing and signed by Owner and Occupant.

Dated as of the date first set forth above.

Signature: John Tenant Signature: Ed Warehouse
John Tenant (Jun 30, 2011) Ed Warehouse (Jun 30, 2011)

Email: johntenant@paperlesslease.com Email: storage@paperlesslease.com











LeaseRunner Document Batch

EchoSign Document History

June 30, 2011

Created:	June 30, 2011
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-  Document created by LeaseRunner.com Team (lease@leaserunner.com)
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-  Signed document emailed to LeaseRunner.com Team (lease@leaserunner.com), John Tenant (johntenant@paperlesslease.com) and Ed Warehouse (storage@paperlesslease.com)
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