

STORAGE RENTAL CONTRACTUAL AGREEMENT

PARTIES

- This Storage Rental Agreement (hereinafter referred to as the “Agreement”) is entered into on _____ (the “Effective Date”), by and between _____, with an address of _____ (hereinafter referred to as the “Lessor”) and _____ with an address of _____ (hereinafter referred to as the “Lessee”) (collectively referred to as the “Parties”).

RENT

- The Lessee agrees to pay the Lessor a monthly rent of [insert amount] for the use of the storage unit, payable on the [insert payment schedule]. Late payments shall incur a penalty of [insert penalty amount] per day until paid in full. The initial rental term shall commence on [insert start date] and continue on a month-to-month basis thereafter, unless terminated by either Party in accordance with the terms of this Agreement. The rent specified herein is exclusive of any applicable taxes, which shall be the responsibility of the Lessee.

USE OF PREMISES

- The Lessee agrees to utilize the storage unit solely for the storage of personal or business items and shall not engage in any unlawful activities or store any hazardous materials within the premises. The Lessee shall maintain the storage unit in a clean and orderly condition, taking reasonable precautions to prevent damage to the unit or surrounding areas. The Lessee shall not sublease or assign the storage unit to any third party without the prior written consent of the Lessor. The Lessor reserves the right to inspect the storage unit at any reasonable time to ensure compliance with this Agreement.

MAINTENANCE

- The Lessor shall be responsible for maintaining the structural integrity of the storage unit, including repairs due to normal wear and tear. The Lessee agrees to promptly notify the Lessor of any maintenance issues or damages to the storage unit. The Lessee shall be responsible for maintaining the cleanliness of the storage unit and shall promptly report any pest infestations or environmental hazards to the Lessor. Any maintenance or repair costs resulting from the Lessee's negligence or misuse of the storage unit shall be borne by the Lessee.

SECURITY

- The Lessor shall implement reasonable security measures to protect the storage facility and its contents from unauthorized access or theft. However, the Lessee acknowledges that the security of stored items ultimately remains the Lessee's responsibility. The Lessee is encouraged to secure their storage unit with additional locks or security devices if deemed necessary.

LIABILITY

- The Lessor shall not be liable for any loss, damage, or theft of the Lessee's stored items, except in cases of gross negligence or willful misconduct by the Lessor. The Lessee is responsible for obtaining insurance coverage for their stored items, as the Lessor's insurance policy may not cover the full value of the stored contents. The Lessee agrees to indemnify and hold harmless the Lessor from any claims, damages, or liabilities arising out of the Lessee's use of the storage unit, except to the extent caused by the Lessor's negligence or misconduct.

TERMINATION

- Either Party may terminate this Agreement upon [insert notice period] written notice to the other Party for any reason. The terminating Party shall provide written notice specifying the effective date of termination. Upon termination, the Lessee shall compensate the Lessor for any outstanding rental fees up to the date of termination, as per the terms outlined in this Agreement.
- The Parties shall collaborate to facilitate a seamless transition of responsibilities, including the retrieval of any Lessee possessions and the transfer of unit access, if applicable. Furthermore, both Parties shall promptly return any property belonging to the other Party. Termination shall not negate any rights or obligations accrued prior to the effective date of termination.

DAMAGES

- The Lessee agrees to use the storage unit in a careful and responsible manner and to refrain from causing any damage to the premises, including the storage unit itself and any surrounding areas. In the event that the storage unit or any property belonging to the Lessor is damaged due to the Lessee's negligence, misuse, or intentional actions, the Lessee shall be responsible for repairing or replacing the damaged property at their own expense. The Lessee agrees to promptly notify the Lessor of any damage to the storage unit and to cooperate with the Lessor to assess and address the damages. Failure to do so may result in the Lessee being held liable for additional costs and expenses incurred by the Lessor.

FORCE MAJEURE

- Party shall be liable for any failure or delay in performing their obligations under this Agreement due to circumstances beyond their reasonable control, including but not limited to acts of God, war, terrorism, government actions, natural disasters, or epidemics. If a Force Majeure Event occurs, the affected Party shall promptly notify the other Party and make reasonable efforts to mitigate the impact. The affected Party's obligations shall be suspended during the Force Majeure Event, and the time for performance shall be extended accordingly. If the Force Majeure Event continues for [insert duration], either Party may terminate this Agreement upon written notice to the other Party.

RULES AND REGULATION

- The Lessee agrees to comply with all rules and regulations established by the Lessor for the use of the storage facility. These rules and regulations may include but are not limited to:

1. Access hours and procedures.

2. Prohibited items or activities.

3. Maintenance and cleanliness requirements.

4. Parking and vehicle regulations.

5. Security procedures and key management.

6. Compliance with local laws and regulations.

- The Lessee acknowledges that failure to comply with these rules and regulations may result in termination of this Agreement and/or additional fees or penalties imposed by the Lessor. The Lessor reserves the right to update or modify the rules and regulations from time to time and will provide reasonable notice to the Lessee of any changes.

INDEMNITY

- The Lessee agrees to indemnify, defend, and hold harmless the Lessor and its agents, employees, and representatives from and against any and all claims, liabilities, damages, losses, costs, and expenses, including reasonable attorney's fees, arising out of or in connection with the Lessee's use of the storage unit or any breach of this Agreement by the Lessee. This indemnity obligation shall apply to claims brought by third parties and shall survive the termination of this Agreement. The Lessor agrees to promptly notify the Lessee of any such claims and to provide the Lessee with reasonable assistance in the defense of such claims, at the Lessee's expense.

RELEASE OF LESSOR'S LIABILITY

- The Lessee acknowledges that the Lessor shall not be liable for any loss, damage, or injury to the Lessee's stored items, except in cases of gross negligence or willful misconduct by the Lessor. The Lessee hereby releases the Lessor from any and all liability for such loss, damage,

or injury, whether caused by theft, fire, water damage, vandalism, or any other cause, to the fullest extent permitted by law. The Lessee agrees to indemnify and hold harmless the Lessor from any claims, damages, or liabilities arising out of the Lessee's use of the storage unit, except to the extent caused by the Lessor's gross negligence or willful misconduct. This release of liability shall apply to claims brought by the Lessee or any third party and shall survive the termination of this Agreement.

RENEWAL OF AGREEMENT

- The Parties agree that this Agreement, prior to its termination, is subject to renewal provided that both parties submit a signed addendum agreeing to the renewal.

AMENDMENTS

- The Parties agree that any amendments made to this Agreement must be in writing where they must be signed by both Parties to this Agreement.
- As such, any amendments made by the Parties will be applied to this Agreement.

SEVERABILITY

- In an event where any provision of this Agreement is found to be void and unenforceable by a court of competent jurisdiction, then the remaining provisions will remain to be enforced in accordance with the Parties' intention.

DISPUTE RESOLUTION

- Any dispute or difference whatsoever arising out of or in connection with this Agreement shall be submitted to [insert means] (Arbitration/mediation/negotiation) in accordance with, and subject to the laws of [insert applicable law].

GOVERNING LAW

- This Agreement shall be governed by and construed in accordance with the laws of [insert applicable law].

SIGNATURE AND DATE

- The Parties hereby agree to the terms and conditions set forth in this Agreement and such is demonstrated throughout their signatures below:

LESSOR

LESSEE

DATE

DATE
