

AMERICA'S BEST



BOAT & RV STORAGE RENTAL AGREEMENT

Personal Code

THIS LEASE AGREEMENT made and entered into on this ____ day of _____
20__ by and between **America's Best Boat & RV Storage**, and Lessor

Name: _____

Street: _____ City: _____ State _____ Zip _____

Email Address _____

Phone: _____

Vehicle Type: _____ Make: _____ Model: _____

Year _____ License Plate: _____ VIN/Serial # _____

FOR and in consideration of the covenants, premises, and agreements contained herein as hereinafter set out, Lessor does hereby let and lease unto Lessee spot No. _____ at **America's Best Boat & RV Storage, 4545 NW 27TH AVE. OCALA, FL 34475** for the following term (____) monthly, (____) six months, or (____) annually from the ____ day of _____, 20__ to the ____ day of ____ 20__

1. **RENT:** Lessee shall pay to Lessor the sum of \$ _____ per month, payable in advance for the parking or storage spot
2. **LATE CHARGES:** A late charge of \$5.00 will be added to any monthly rental payment that is more than seven (7) days past due. Notwithstanding such late charges, failure to pay and such monthly payment on or before the due date shall be deemed a default by Lessee under terms of this agreement.
3. This agreement shall renew automatically and continue in full force and effect from month to month upon the payment of the aforesaid rental amount subject to termination on thirty (30) days written notice by either party.
4. In the event the Lessee defaults or fails to comply with any term or condition of this agreement, Lessee will pay all costs of enforcement incurred by Lessor, including reasonable attorney fees.

5. **LIABILITY:** Lessee hereby accepts liability for any and all damages to the above stated rental bay or parking spot and property of Lessee and every part thereof caused by Lessee, his employees, lessees, or invitees, which occur during the period of this agreement.
6. **INDEMNITY:** Lessee shall deem Lessor harmless from and shall indemnify Lessor against any and all claims, actions, proceedings, damages, liabilities, including attorney fees, by Lessee, his employees, lessees, or invitees, arising from or connected with Lessee's possession and use of the demised premises.
7. **LIMITED LIABILITY:** Lessee has acknowledged that he/she has inspected the demised premises herein and is satisfied that the premises are adequate for safe storage of Lessee's property. Lessor, or his agents or employees, reserve the right to go upon the demised premises and the property stored therein whenever Lessor deems proper. Lessee has made a diligent effort to secure said premises from theft or damage to the facility, but Lessor assumes no responsibility for tending to any property stored in said it necessary to preserve person or property, for the safety or for maintenance of storage facility. Lessor will make reasonable efforts to contact the Lessee if dangerous notification shall be considered gratis by Lessee and is no part of the consideration conditions arise that would require Lessee's attention, but the above stated contact and given herein Lessor assumes no responsibility for the dangerous conditions, its attendant results, or for failure to notify of such condition.
8. **FIRE, THEFT, AND ACTS OF NATURE:** Lessor shall not be liable either jointly or severally for damage to person or property of the Lessee, his/her employees, licenses, or invitees, while the same are within the geographical limits of the storage facility that is occasioned by fire, explosions, theft, collision, acts of God, or any other cause. Lessor has made a diligent effort to secure said premises from theft or damage to the stored property, but it shall be the responsibility of the Lessee to insure, at his/her own expense, the property stored on the premises against said losses.
9. The property to be stored in the foregoing facility by Lessee shall be approved by the Lessor and no property shall protrude out of the storage facility or assigned parking spot.
10. Upon any default of this agreement by Lessee, Lessor may declare all obligations, conditions, and covenants immediately due and payable, may go upon the stored property, move and possess the same and sell and dispose of the same at a commercially reasonable sale in accordance with the Florida Uniform Commercial Code.
11. **DESIGNATED BAY:** Any and all rights, interest, or privileges of the Lessee created under this agreement shall apply only to the particular storage bay or assigned parking spot as stated above.
12. **NON-TRANSFERABLE:** This agreement shall not be transferable, assignable or the above premises sublet without the prior written consent of the Lessor.
13. Lessee agrees to exercise due care in the occupation, possession, and use of the above stated storage bay and to vacate the same in good condition, wear and tear occasioned by normal use expected.

Initial _____

14. Lessee shall not use the above numbered parking spot or storage bay, or any property stored therein as residence or in any form of permanent living quarters or as a business office and the same shall not be occupied overnight.

15. **HAZARDOUS MATERIAL:** No material may be stored in the parking spot or bay that may be hazardous to the building or vehicles or anything contained therein. This prohibition shall specifically prohibit explosives, combustible material, chemicals, odorous or other inherently dangerous materials, unless such materials are contained in a container specifically designed for such use and of a type approved by the appropriate governmental entity. All propane tanks must be turned off prior to storage.

AMERICA'S BEST BOAT & RV STORAGE

LESSOR

LESSEE

Name & address of additional authorized persons to have use or possession of stored property:

1. _____

2. _____

In case of **emergency** notify:

Name: _____ Phone: _____

Email: _____

Address: _____

America's Best Boat & RV Storage