

Rental Agreement and Insurance Waiver

This agreement has been made and entered into on _____ by and between:
Name: _____

Address: _____

City: _____ State: _____ Zip Code: _____

Phone number: _____

Email: _____

Driver's License Number: _____

Hereinafter called Lessor

Risco Storage
101 Steel Street
Gilbert, IA 50105
515-232-2684
www.riscostorage.com

Storage Unit # _____
Rate \$ _____
Deposit \$ _____

Lease begins: _____ and Ends: _____ with a 1-month minimum charge.

WITNESSTH: Lessor does hereby lease to Lessee and Lessee does hereby take as lessee, the storage space more particularly described as unit number _____, upon the terms and conditions hereafter set out.

1. The term of the lease shall begin and end on the dates stated above: provided however, the term of the lease may be extended for the like period of time, provided neither party gives notice to the other party of intent to terminate the lease, whether at the end of the initial term or at the end of any renewal term thereof. Notice of termination must be received in writing within at least ten (10) days prior to the termination date, or the lease will be deemed to have been renewed for a term equal to the original term of the lease.
2. Rent is due and payable on or before the first day of each month. If rent is not received by the fifth day of the month, a \$20.00 late charge/overlocking fee will be paid by lessee in addition to the rent due.
3. Deposit will be returned when a storage unit is vacated providing that all rent and charges have been paid and the unit has been swept clean, and nothing has been left in or near the unit, or in our dumpster.
4. No rent money will be refunded because the lessee vacated the unit before the last day of the month. A full month's rent will be due if lessee vacates the unit on or after the first day of the month.
5. Access will be denied if the lessor does not receive all rent and fees by the 5th day of the month. In that case, unit will be over locked. Access denied until lessor receives all rent and fees due at that time. Once all rent and fees are collected by the lessor then the over lock will be removed.
6. If lessee is vacating storage unit, notice of leaving must be given in writing to lessor, and unit vacated prior to rent due date, or a full month's rent will be due.
7. If lessor does not receive the rent for two consecutive months, necessary legal steps will be taken to confiscate and sell contents to pay past due rent, legal fees, and disposal costs with an additional minimum \$100 change to be paid by the lessee.

8. Lessee will not store dangerous, flammable, perishable, or illegal goods that could harm the storage unit facility or contents of other storage units.
9. Lessee will not sublet the storage unit.
10. It is specifically understood and agreed by and between the parties that lessor shall not be responsible for any loss of goods stored in the storage space above described, nor be responsible for any damage done to any items stored in said space, unless said loss or damage is caused by the direct act of lessor or their agents, employees, or representatives.
11. Lessee will insure all the contents of the storage unit. It is understood that the lessor carries no insurance covering lessee's goods and assumes no liability for the same. Lessor is not responsible for damage to or the loss of lessee's goods caused by fire, water, any natural disaster, vandalism, or burglary.
12. No pets are allowed in the storage unit.
13. Storage unit sales out of the storage unit are not permitted. A \$250 fine will be assessed if there is any kind of sale out of the storage unit by the lessee.
14. A \$250 fine will be assessed if there are contents left in the storage unit, around or near the storage unit, or in or near our dumpster.
15. Lessee may not alter a unit.
16. Management reserves the right to enter and inspect or repair units at any time.
17. Storage units are 24- hour accessible.
18. Storage unit rates, deposits or late fees may be changed with a thirty-day notice to the lessee.
19. Lessee may not live in or sleep in or reside in a storage unit.
20. Risco Storage is not located in a "special flood hazard area."

Move in charges detail

<u>Date</u>	<u>Rent</u>	<u>Deposit</u>	<u>Lock/Misc.</u>	<u>Tax</u>	<u>Total</u>	<u>Paid by</u>
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I agree to have Risco LC charge my credit card monthly for storage unit rent and any fees associated with storage unit rental.

Date

In Witness whereof, the parties hereto have caused this agreement to be executed on the day and year first above written.

Lessor Risco LC by,

Lessee

The parties agree that this agreement may be electronically signed. The parties agree that the electronic signatures appearing on this agreement are the same as handwritten signatures for the purposes of validity, enforceability, and admissibility.