STORAGE LEASE AGREEMENT

This lease agreement made the _____ day of _____2021, between Happy Jack Lodge LLC located at 53878 Lake Mary Rd., Lake Mary Road, Happy Jack, AZ 86024 to be known as the Landlord and the following to be known as the tenant:

Name_____

Address_____

Phone Number_____Email_____

Description of Vehicle / Unit stored

Year_____ Make_____ Model_____ Color_____ Length_____

Plate Number_____ State_____

VIN Number_____

Insurance Agent_____Phone_____

Lienholder or secured parties_____

1. The Landlord agrees to lease to the Tenant a storage space on a month-to-month basis. Minimum months may apply.
2. The Tenant agrees to pay the Landlord $_____ for the rental of site #_____.
3. For Non-Seasonal Storage (Oct-April) Payment is due and payable on the _____day of every month. There will be a late fee of 20% of monthly rate for payments received after 5 days. If payment is not received by the end of the Month, impound/lockout will be in effect. The tenant understands that they will be responsible for all associated impound/lockout costs.
4. The Tenant understands that seasonal reservations (April-October) are a minimum of 180 days and require a 50% deposit at time of booking. They also understand their deposit will be applied to the second half of their reservation. The remaining 50% must be paid in full at check-in.
5. The Tenant must give 30-day notice when vacating.
6. The Tenant understands no refund will be given for unused days.
7. The Tenant is not permitted at any time to reside in the unit.
8. The Tenant is not permitted to sub-lease their space.
9. The Tenant agrees to always have in effect, liability and comprehensive insurance protecting the personal property being stored within the storage space against fire, theft, or damage. Tenant must provide insurance information on the unit stored.
10. The Tenant agrees to hold harmless and indemnify Happy Jack Lodge LLC, its members and employees of all liability for loss or damage of property and injury to person arising from the use of this facility.
11. Happy Jack Lodge LLC may put a lien on the property in the space if said rent, or other fees due, is unpaid and that the accrual of that lien commences as of the date the rent is unpaid and due.
12. The property stored in the leased space may be sold to satisfy the lien if the occupant is in default.
13. The tenant is to disclose any lien holders or secured parties who have an interest in the property that is stored.
14. This lease contains the entire agreement between the Landlord and the Tenant. No other representations or inducements have been made which are not contained in this agreement. This lease is severable if one portion is invalid, the remaining portion shall, nevertheless, remain in full force and effect.

TENANT understands and agrees to the above listed terms of this lease.

Tenant Signature _____Date_____

Printed Name_____