

bridgeton | STORAGE

located at 10927 NE 2nd Ave ♦ Portland ♦ Oregon

GARAGE & STORAGE UNIT LEASE AGREEMENT

NUMBER _____

NAME(S) _____

MAILING ADDRESS _____

CITY _____ STATE _____ ZIP _____

EMAIL ADDRESS _____

_____ I agree communications regarding this Contract may be to this email address. **Initial.**

HOME PHONE _____ CELL PHONE _____

MONTHLY RENTAL RATE _____ COMMENCING _____

EMERGENCY CONTACT _____ PHONE _____

ALTERNATE CONTACT _____

MAILING ADDRESS _____ STATE _____ ZIP _____

ALTERNATE PHONE _____

YOUR DRIVER LICENSE # _____ STATE _____

DRIVERS LICENSE EXPIRATION DATE _____

INSURANCE COMPANY/CARRIER _____

_____ I understand Lessor carries no insurance on my stored property or vehicles. **Initial.**

Mail Rent Payments to:

JHG Investments LLC
173 NE Bridgeton Rd Slip 26
Portland, OR 97211

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WITNESSETH: In consideration of the covenants, agreements and stipulations herein contained on the part of the Lessee to be paid, kept and performed, the Lessor does hereby lease and let unto said Lessee the garage/storage unit designated on page 1 and situated at 10927 NE 2nd Avenue, Portland, OR 97211, for tenancy from month to month, commencing on the day above indicated and at a monthly rental as above specified, **payable to JHG Investments LLC, 173 NE Bridgeton Rd Slip 26, Portland, OR 97211**, to be received no later than the tenth day of each month. **Note: No written statements will be mailed to the Lessee.**

It is further mutually agreed between the parties as follows:

1. In case suit or action is instituted to enforce compliance with any of the terms, covenants or conditions of this lease or to collect the rental which may become due hereunder, or any portion thereof, the losing party agrees to pay, in addition to the costs and disbursements provided by statute, such additional sums as the court may adjudge reasonable for attorney's fees that shall arise from enforcing any provisions or covenants of this lease, even though no suit or action is instituted.
2. Either party may terminate this lease at any time hereto by giving the other party not less than fifteen (15) days notice in writing.
3. Lessee accepts the garage/storage unit in its present condition as is, and the Lessor shall not be responsible for any loss or damage of any nature, kind or description to any property of the Lessee.
4. Lessee shall comply with the laws, rules and regulations of any governmental or quasi-governmental agency.
5. Lessee shall indemnify and save harmless Lessor from and against any and all loss, damage, liability, costs and expenses which Lessor may sustain or bear or to which it may be put, resulting in any manner from the use of occupancy of said premises by the Lessee regardless of any negligence of the Lessor.
6. If rent is in arrears on the 20th of the month, in addition to other rights and remedies, Lessor may terminate this lease and evict Lessee.
7. Rent not paid by the 10th of each and every month may be charged a \$10.00 late charge fee, plus \$1.00 per day for each day such delinquency continues; and a charge of up to \$95.00 for processing will be made on each check that fails to clear the bank. A \$50 fee will be assessed for foreclosure notice(s) and any actual costs related to the process including auction fees.

GARAGE& STORAGE UNIT LEASE AGREEMENT (Page 3 of 3)

8. Any notice required or permitted hereunder, unless otherwise stated herein, shall be in writing and deemed delivered when mailed or emailed to Lessee at the address(es) of record of the Lessee. Either party may change the place where notices are to be mailed or emailed by giving the other party written notice of the changed address. **Refer to Lessor's addresses on page 2, paragraph 1.**
9. Lessee shall be deemed to have abandoned its property on the premises if Lessee shall fail to pay rent within 30 days after the due date and, during the said thirty-day period, has no communication with Lessor. Property of Lessee left on the premises after surrender, abandonment or termination of the tenancy may be sold or otherwise disposed of after Lessor has made reasonable attempts to notify Lessee in writing that Lessor intends to do so by a specified day, not less than fifteen days after written notice is given to Lessee in the manner provided herein.
10. No trucks or automobiles may be parked in front of any of the garages/storage units, except when Lessee is onsite loading or unloading garage contents.
11. No trash, garbage containers or storage items may be stored in the open in front of, or at the side of the garages, or in the storage-unit open space west of garage #4.
12. Electricity is provided for lights within each garage, and outlets are for occasional use only (not for operating heaters, freezers, etc.).
13. Electricity is not provided for 8 x 12 storage units.
14. Use of the facility as living accommodation is strictly prohibited and will result in immediate eviction and termination of access.

IN WITNESS WHEREOF THE RESPECTIVE PARTIES HAVE EXECUTED THIS INSTRUMENT ON THIS DAY AND YEAR HEREIN BELOW WRITTEN:

Kristine Goddard or Terry Glenn*:

Lessee/Tenant:

Date:

*On-site Contact/Manager: Terry Glenn @ 360-907-3604. terry@ccifrp.com

GARAGE & STORAGE UNIT LEASE AGREEMENT - ADDENDUM

NO USE AS LIVING QUARTERS, STUDIO, WORKSHOP, OR OFFICE

Parties agree the storage unit is intended only for the storage of property and is not to be used as living quarters, studio, workshop, office, or other use involving daily presence on the premise for time periods over one hour.

- Use of heaters of any type is prohibited without the approval of Management.
- Tables, desks, chairs, sofas, beds and other furniture shall not be stored in such a way they are suitable for use within the storage unit for human comfort.
- Presence of food or beverage of any type is prohibited in the storage unit.
- Management shall be notified in advance of any intention to be on premise in excess of one hour. Management is not obligated, but may grant permission for longer periods of use on an occasional basis for designated specific purposes.

Use of the storage unit which appears to violate this provision may result in the unit being overlocked and access to the premise denied except by appointment, for which a reasonable additional service fee may be assessed at time of access. Tenant may also be evicted with 15 days written notice.

EFFECT OF LATE PAYMENTS

If payment is received after the 10th twice in a two year period, rent shall thereafter be due on the 25th of the preceding month and delinquent on the 2nd day of the rental month. If unpaid by the 2nd, a late pay fee of \$2/day shall be applied from the 1st forward until paid. In addition, Landlord may require payment of a deposit equal to one month's rent as an alternative to eviction.

The provisions of this addendum have been discussed and are understood:

Signature of Lessee / Tenant

Date

Lessor / Management

Date