

“Winter” Storage Space Lease Agreement

This Storage Space Lease Agreement (LEASE) is made between Coer Solutions LLC (Property MANAGER) and the LESSEE as defined:

LESSEE Information:

Name: _____

Mailing Address: _____

Physical Address: _____

Phone Number: _____

Email Address: _____

Stored Item Description: _____

Vehicle License Plate #: _____

Storage Rate Per Month: _____

Date Moved in: _____ **Removal Date:** _____

LESSEE Agrees to the Terms of this agreement (page 2)

LESSEE Signature: _____

LESSEE Printed Name : _____

Manager: Craig Randall & OliviaRandall
Name: Coer Solutions LLC, President/Owner Craig Randall
Address: PO Box 1402 Okanogan WA, 98840
Phone Number: 509-322-2951(Craig Randall) 509-322-8621 (Olivia Randall)
Email Address: coersolutions@gmail.com

Storage space is in the ARMORY building located at 71 Rodeo Trails Rd, Okanogan, WA 98840.
The LESSOR and the LESSEE hereby agree to the following conditions:

1. Term:

- A. LESSOR hereby agrees to lease the LESSEE storage space at the ARMORY starting on _____ and continuing month to month until such time that it is terminated by either party.
- B. **During Months of December, January & February, If Lessee needs to remove their items those months will need to be paid in full or in advance prior to removal of any item unless agreed upon by LESSEE & LESSOR.**

2. Rent:

- A. LESSEE agrees to pay \$_____ per month as rent by the 5th of each month to the LESSOR.
- B. Coer Solutions Will not invoice per month, LESSEE will be required to make payments in form of check or cash on or prior to due date.
- C. Coer Solutions will send Reminder for any past due balances.
- D. All Balances must be paid in full prior to removal of item.

3. Termination

- A. Either party may terminate this lease by providing 30 days written notice to the other party. Any such notice shall be directed to a party to the parties address listed in this lease.
- B. **Lessee must give 5 Days notice prior to removal of items stored for winter storage.**

4. Use of Premises

- A. LESSEE will use the ARMORY space exclusively for storage of the agreed upon item(s). LESSEE understands that the use of electricity for any reason pertaining to the stored items is prohibited unless approved in writing by the LESSOR. LESSEE shall not dispose of any materials on the property. LESSEE shall not use the property for any illegal or otherwise prohibited activities. The ARMORY is to be used for storage, and not loitering.

5. Security

- A. LESSEE understands that the LESSOR and the Property Owner do not provide any security system for the ARMORY. LESSEE's possessions will occupy the ARMORY entirely at the risk of the LESSEE. The LESSOR and Property Owner are not responsible for carrying any insurance covering the LESSEE's possessions. LESSEE should, at his own expense, obtain insurance for the items stored at the ARMORY.

6. Liability

LESSEE and any persons brought to the ARMORY by the LESSEE releases the LESSOR and the Property Owner from any loss, damage, claim or injury resulting from any casualty on the property. LESSEE understands and agrees that the LESSEE accepts responsibility for any and all personal injuries or any other property damages that may occur during the terms of the LEASE of the storage space, regardless of the Reason.