

RENTAL AGREEMENT

Orchards RV Storage LLC

Business Office: 142 9th St. Lewiston ID 83501

Storage Location: 3504 9th St. Lewiston Orchards

208 400-0457 orchardsrvstorage.com orchardsrvstorage@gmail.com

Contact Information

NAME: _____ COMPANY NAME: _____

ADDRESS: _____ CITY/PROVINCE: _____

POSTAL CODE _____ Email : _____

PH. (Res.) _____ (Bus.) _____ Cell: _____

ALTERNATE CONTACT NAME: _____ ALTERNATE CONTACT PHONE: _____

DESCRIPTION of Stored Item/items:

Item #1 Description _____

RV LICENSE # _____ UNIT LENGTH _____ ft including hitch

Lien holder _____

Item #2 Description _____

RV LICENSE # _____ UNIT LENGTH _____ ft including hitch

Lien holder _____

Item #3 Description _____

RV LICENSE # _____ UNIT LENGTH _____ ft including hitch

Lien holder _____

Invoice No. _____ Date: _____ Space Number _____ Gate Code _____

Terms: ____ Monthly or Yearly ____ Rate: \$75 /mo. + 6% Idaho Sales Tax = \$79.50 Less 7% for Year in advance (\$887.22). Amount Paid \$ _____ Renewal day of the month ____ (Number)

If the Lessee chooses to take advantage of the prepayment discount, (annual or other advance term payment) there will BE NO REFUNDS issued should the Lessee terminate this Agreement prior to the date for which they have prepaid: Prepaid Date: _____ (Lessee's Initials) _____

Credit Card Authorization Form

You may cancel this authorization at any time by contacting us.

This authorization will remain in effect until cancelled

I give Orchards RV Storage LLC authorization to renew my Rental Agreement with my Visa/MasterCard on the date of storage expiration unless otherwise notified by the Lessee.

NAME ON CARD _____ CARD NO. _____ - _____ - _____ - _____

EXP: DATE: ____/____/____ CVV code _____ Cardholder ZIP Code (from credit card billing address): _____

x _____ (Signature of Card Holder)

AGREEMENT CONDITIONS

Limit of Liability

_____ Lessee IS AWARE THAT THE Orchards RV STORAGE DOES NOT INSURE AND WILL ACCEPT NO LIABILITY FOR LOSS OR DAMAGES TO Lessee's GOOD / RECREATIONAL VEHICLE. Orchards RV STORAGE STRONGLY RECOMMENDS THAT THE Lessee OBTAINS INSURANCE COVERAGE FOR GOODS AND RECREATIONAL VEHICLE TO BE STORED IN premises.

Lessee shall pay the monthly charge due in respect of each monthly term on or before the monthly term's due date. A late charge of \$5.00 per day will be assessed if the RV is left in the space after the Rental Agreement term expires.

For purposes of this agreement, RV shall be defined as any trailer (open or inclosed), camper (self propelled or not), motor vehicle or boat that is on a trailer.

RV's must be on inflated tires and able to be towed, if necessary, at all times.

All contents and loose items must be locked in or locked to their trailer. (Example: If you are storing motorcycles on a motorcycle trailer, lock the steering and/or put a lock on the wheel. Boots and riding gear should be in a locked storage box bolted to the trailer. You are not allowed to store your gas can on the premises.)

Customers shall have access to their Stall from 8 am to 7 pm Seven (7) days a week, using a electronic key pad by entering a code provided by the lessor. Lessee is responsible for any damage or theft by anyone entering the facility using their code. Don't share your code.

To make it as easy as possible for both you and your neighbors to park and remove your RV, all items must be parked so that they are more than 24 inches from the sides of the bay and 24 inches from the back fence. Items may not be parked so that they extend more than fifty-five feet from the fence. Stall numbers are posted on the fences. Markers are provided on the fence and on the ground to define each stall. If you leave your item(s) parked outside of these bounds, we will re-park it free once. After that, a \$20 re-parking fee will be added to your rent for that month.

Customer may leave one (1) personal vehicle in space when recreational vehicle (RV) is being used for no longer than four (4) weeks. (Arrangements may be made with Orchards RV Storage LLC for longer periods if necessary.)

Lessee shall not store dangerous, noxious, filthy, offensive, explosive or highly flammable materials in the Stall and shall be responsible for any environmental damage that may be occasioned by their RV, contents, or towing vehicle.

Lessee represents and warrants that he is in lawful possession of all goods stored in the Unit / Stall.

Lessee AGREES TO ADVISE ORCHARDS RV STORAGE IN WRITING OF THE FULL NAME AND ADDRESS OF ANY PERSON OR CORPORATION OTHER THAN Lessee WHO HAS AN INTEREST IN ANY OF THE GOODS STORED IN THE STALL.

Lessor require Lessee to advise Orchards RV Storage in writing of the name of any person authorized by Lessee to have access to the Stall. Lessee shall be legally responsible for any damage, loss or injury caused by any person brought onto the premises by Lessee, or visiting the Stall with Lessee's permission. Orchards RV Storage will not knowingly release any property to any other person/corporation than those listed on Rental Agreement; however, access to the site after hours implies that any owner wishing, can remove their RV at their discretion. This activity will be recorded on camera, but will not be controlled by Orchards RV Storage.

Lessee shall not carry on any business out of the RV and shall not use the space for any unlawful purposes.

Lessee shall not cause damage to or disturb, interfere with or do anything which is liable to cause injury or loss to other persons or property on the premises.

Prior to termination of this Agreement, Lessee shall remove all goods and any litter from the space. Lessee shall, at his sole cost and expense make good any damage caused to the Stall resulting from the storage or removal of goods from stall.

Lessee shall advise Orchards RV Storage of any changes in Lessee's mailing address and phone number.

SALE OF Lessee's GOODS/RV IN THE EVENT OF DEFAULT.

If Orchards RV Storage has not received payment of the Monthly Charge for any Monthly Terms on or before the Due Date, the Lessee will be considered to be in default until such time as Orchards RV Storage has received payment of all outstanding Monthly Charges. When Lessee is in default, Orchards RV Storage may place a second padlock on the Unit and Lessee shall not be entitled access to his Unit and the RV will not be moved off the property until Lessee is no longer in default. Under no circumstances may Lessee remove any goods from the Unit or move the RV from its stall while Lessee is in default.

_____ Lessee agrees that if Lessee is in default, Orchards RV Storage may sell the goods or RV in the assigned space according to the procedure for sale of goods subject to a lien set as provided by the laws of the State of Idaho, provided that Orchards RV Storage reasonably believes that the public auction sale of the goods in the space would not exceed the costs associated with such sale, Orchards RV Storage may sell or otherwise dispose of the goods in any manner it sees fit.

TERMINATION This Agreement will terminate at the end of a Monthly/Yearly Term. If, on or before the last day of that term, Lessee NOT BEING IN DEFAULT, has given notice of an intention to terminate this Agreement at the end of that Monthly Term. If, on or before the Due Date for that term Orchards RV Storage gives notice to Lessee of its intention to terminate this Agreement at the end of that term.

Lessee shall not assign the benefit of this Agreement without first obtaining the consent in writing of Orchards RV Storage.

Lessee may not perform any repairs or maintenance to RV without prior consent from Orchards RV Storage. Lessee may not store anything outside of RV in the space.

Under ordenance of the City of Lewiston, no person may stay in a RV overnight while it is on the property of Orchards RV Storage.

Orchards RV Storage, its employees or agents may enter the Unit/Space/RV for purposes of necessary maintenance, or in case of emergency, fire, etc. Where feasible, advance notice of such entry will be given to Lessee.

Orchards RV Storage reserves the right to move a unit/RV from one space to another if it is deemed necessary.

I have read and understand the Terms of Agreement attached to this form. I agree to abide by all terms and conditions. I have received a copy of this Agreement for my records upon signing.

X _____ Date _____

X _____ Date _____