

CUSTOMER INFORMATION

Customer Name:	
Phone:	Cell phone:
Email:	
Drivers License/ ID #	

Mailing Address:		
City:	State:	Zip:

Home Address (If Different from mailing):		
City:	State:	Zip:

Color, make, model, and year of vehicle being stored:	
License plate #:	

REQUIRED ITEMS:

____ Vehicle Registration Copy

NOTES:

IDAHOME STORAGE AGREEMENT

This 6 or 12 month (circle one) Storage Agreement executed in the City of Ashton ID, on this day ____ of _____, 20____ by and between _____, ("Lessee") and Idahome Storage, of McIntier Estates LLC ("Lessor"). It is agreed between the Parties (Lessor and Lessee) hereto as follows:

1. Lessor hereby leases to Lessee and Lessee rents from Lessor, upon the terms and conditions hereafter set forth a portion of the premises (to be determined by Lessor in its sole and absolute discretion) located at _____ 3459 HWY 20 Ashton, ID _____ for the storage of Lessee's (Year, Make, Model, License) _____.

_____. Lessee acknowledges and agrees that Lessor does not provide any security at the premises and shall not be responsible for security at the premises. Shop will be locked at all times.

2. The term commences on the date above (prorated for month) and will be for a recurring thirty (30) day (month) period from the first of the following month unless cancelled by either Lessor or Lessee at any time upon thirty (30) days prior written notice to the other party. With an Estimated pick up month being: _____. Generally the business season runs from October-April (winter storage) or April to October (summer storage).

3. Rent shall be payable on the 1st day of each month, monthly in advance at the rate of 3.50 per lineal foot. There will be no billing or invoices sent to Lessee.

4. Lessee accepts the premises as is and where is. This Agreement is for the storage of the recreational vehicle as previously described in this Agreement. All items will be stored in Lessor's storage facility and Lessor reserves the right to store the items anywhere in its facility. Lessee shall have no right or claim to any particular area or location within the facility. Lessor will not be held responsible for any power outages or any unforeseen events beyond the reasonable control of Lessor. NO CUSTOMERS ARE ALLOWED TO MOVE ITEMS INSIDE OF THE FACILITY OR TO ENTER THE FACILITY! All items inside of the facility must be moved by an employee or agent of Lessor.

5. In the event you desire to remove your item from, or place your item in the facility, please call Lessor who will make every reasonable effort possible to have your item ready when you want it during normal business hours/season of Lessor.

6. NO WORK MAY BE DONE ON ANY ITEM BY LESSEE AT ANY TIME WHILE THIS ITEM IS STORED INSIDE THE FACILITY. All work inside of the facility must be performed by an employee or agent of Lessor, during Normal Operating Hours. Lessee shall provide access to Lessor to enter the item for the purpose of inspection to assure compliance with the provisions of this Agreement. In the case of emergency, Lessor shall be permitted to enter the item without the consent of Lessee. The Term "emergency" shall mean any sudden, unexpected occurrence or circumstances which, in the reasonable judgment of Lessor, requires immediate action. No material may be stored in the facility that may be hazardous to the facility or anything contained therein. This prohibition shall specifically prohibit explosives,

combustible materials, chemicals, odorous or other inherently dangerous materials unless such materials are contained in a container specifically designed for such use and of a type approved by the appropriate governmental entity. All propane tanks must be turned off prior to storage.

7. NONLIABILITY OF LESSOR FOR DAMAGE OR LOSS. THIS AGREEMENT IS MADE ON THE EXPRESS CONDITION AND COVENANT THAT LESSEE AGREES TO RELIEVE LESSOR AND IT'S PRINCIPALS, EMPLOYEES AND AGENTS FROM ANY AND ALL LIABILITY FOR NEGLIGENCE CAUSING ANY LOSS, HARM, INJURY, OR DAMAGE TO LESSEE'S PROPERTY WHATSOEVER OR INJURY TO ANY PERSONS INCLUDING LESSEE WHILE IN, UPON, OUTSIDE THE PREMISES, OR IN ANY WAY CONNECTED WITH OR ARISING OUT OF THE USE OF THE PREMISES DURING THE TERM OF THIS AGREEMENT OR ANY EXTENSIONS THEREOF OR ANY OCCUPANCY HEREUNDER. LESSEE AGREES NOT TO SUE OR MAKE ANY CLAIM AGAINST AND RELEASES LESSOR AND ITS PRINCIPALS, EMPLOYEES AND AGENTS AND LESSEE HEREBY ASSUMES RESPONSIBILITY AND LIABILITY FOR ANY AND ALL DAMAGES, LOSS OR INJURY OF ANY KIND OR NATURE WHATSOEVER (INCLUDING DEATH RESULTING THEREFROM) TO ALL PERSONS AND PROPERTY, WHETHER AGENTS OF LESSEE OR OTHERWISE, AND TO ALL PROPERTY CAUSED BY, RESULTING FROM, ARISING OUT OF OR OCCURRING IN CONNECTION WITH LESSEE'S USE OF THE PREMISES. LESSEE SHALL INDEMNIFY, DEFEND AND HOLD LESSOR, ITS AGENTS, EMPLOYEES AND SERVANTS HARMLESS FROM AND AGAINST ANY CLAIM, LIABILITY, LOSS, DAMAGE, COST, AWARD, FINE, JUDGMENT OR EXPENSE INCLUDING REASONABLE ATTORNEY'S FEES AND LEGAL EXPENSES, WITH RESPECT TO OR ARISING OUT OF USE OF THE PREMISES OR IN ANY WAY CONNECTED WITH THE PREMISES OR THE STORAGE OF LESSEE'S VEHICLE. SHOULD ANY CLAIMS FOR DAMAGES OR INJURY (INCLUDING DEATH) BE MADE OR ASSERTED, LESSEE AGREES TO AND DOES HEREBY ASSUME ON BEHALF OF LESSOR ITS PRINCIPALS, EMPLOYEES AND AGENTS, THE DEFENSE OF ANY ACTION AT LAW OR EQUITY WHICH MAY BE BROUGHT AGAINST LESSOR, ITS PRINCIPALS, EMPLOYEES OR AGENTS UPON OR BY REASON OF SUCH CLAIMS AND TO PAY ON BEHALF OF LESSOR ITS PRINCIPALS, EMPLOYEES AND/OR AGENTS, UPON DEMAND, THE AMOUNT OF ANY JUDGMENT THAT MAY BE ENTERED AGAINST LESSOR, ITS PRINCIPALS, EMPLOYEES AND/OR AGENTS. LESSEE ACKNOWLEDGES NO ONE MAY BE PRESENT ON SITE OF THE PREMISES AND LESSEE ASSUMES ANY & ALL RISKS.

8. INSURANCE OBLIGATIONS OF LESSEE. Lessee shall at its own cost and expense obtain and maintain current insurance to the extent of at least 100% of the actual cash value of the goods stored on the premises covering all loss and/or damage caused by fire, water, theft, vandalism, or any other risk of any kind or nature and to name Lessor an additional insured. Lessee agrees to seek reimbursement for damages to said property solely from the proceeds of such insurance, and Lessor and its principals, employees and agents shall not be responsible for any loss, theft, vandalism of any such property, or damage thereto caused by fire, water theft or any other risk. Lessee acknowledges the possibility of any such loss including fire, theft, damage and vandalism and hereby agrees any such loss shall be solely the responsibility of Lessee. Lessee further agrees to obtain a waiver of any and all insurance companies' right of subrogation against Lessor and its agents related to the coverage of such insurance. Lessee expressly understands and agrees that Lessor will not be responsible or liable for any loss or damage to Lessee's property stored. To the extent Lessee fails to obtain or maintain insurance it will be deemed self-insured and to have assumed the risk of loss or damage.

9. This Agreement is for rental of space only. Lessor is simply renting space to Lessee. Lessor does not provide security at the premises and Lessee assumes all risk incidents to security at the premises.

10. Lessee shall not assign, lease or sublease the premises or any portion thereof.

11. Lessee shall not commit nor suffer to be committed any waste upon the premises, or any nuisance or other act or thing which may disturb the quiet peace of premises.

12. Lessee shall not use the premises for any repairs or work on stored items or for any unlawful purpose. The storage of any inflammable or explosive or dangerous materials or illegal drugs or property by Lessee is prohibited.

13. Lessor's right following the abandonment of property by Lessee. The Lessor may consider any personal property belonging to Lessee and left on the premises to have been abandoned, in which case Lessor may dispose of all such property, according to Idaho Civil Code ; including the sale, storage, or other disposition hereof, in which event Lessee hereby releases Lessor of any liability whatsoever.

14. A service charge of \$25 per month shall be charged on all accounts delinquent for five (5) days or more.

15. In the event any action shall be instituted in any court to enforce any covenant herein or to recover rent due or to recover possession of the premises for any default or breach of this Agreement, goes as follows Idaho state Low

55-2306. ENFORCEMENT OF LIEN. (1) Action to enforce a lienholder's claim which has become due against a lessee and which is secured by the owner's lien may be taken by the owner or operator after the lessee has been in default of the rental agreement continuously for a period of sixty (60) days.

(2) The operator shall send notice by certified mail to the lessee at his last known address and to all persons disclosed by the lessee as claiming a security interest in the stored property. The notice shall include:

(a) The name, address and telephone number of the person claiming the lien;

(b) An itemized statement of the lienholder's claim showing the sum due at the time of the notice and the date when the sum became due;

(c) A demand for payment within a time specified, not less than ten (10) days after mailing of the notice;

(d) A statement that unless the claim is paid within the time stated in the notice, the personal property shall be advertised for sale and shall be sold at a specified time and place, but which shall not be sooner than ten (10) days after the first publication;

(e) A brief and general description of the goods subject to the lien; and

(f) Notification that the operator may deny access by the lessee to his personal property until the lien has been satisfied.

(3) Upon expiration of the time specified in subsection (2)(c) of this section, an advertisement of the sale shall be published once a week for two (2) consecutive weeks in a newspaper of general circulation in the county where the self-service storage facility is located. The advertisement shall include:

(a) The location, date, time and manner of the sale of the property stored in the self-service facility;

(b) A brief and general description of the personal property; and

(c) The name and last known address of the lessee.

(4) At any time before the advertised sale of the personal property has been conducted, the lessee or

any other person may pay the amount necessary to satisfy the lien, including all documented and verifiable labor and expenses incurred in enforcing the lien.

(5) In the event of a sale, the operator shall:

- (a) Ensure that the sale is conducted in conformance with the terms of the published notice;
 - (b) Identify the specific properties and disclose the names and addresses provided by the lessee, of persons claiming a security interest in the specified properties; and
 - (c) Comply with the provisions of chapter 17, title 49, Idaho Code, when foreclosing on titled vehicles.
- (6) The proceeds of the sale must be applied to the discharge of the lien and costs. The remainder, if any, shall be paid over to the lessee or any other person authorized in writing by the lessee to claim the balance.

History:

[55-2306, added 1990, ch. 381, sec. 1, p. 1057.] for a the prevailing party shall be entitled to their reasonable attorney's fees incurred.

16. This is the entire Agreement between the parties, there are no other promises except as stated herein and Lessee hereby agrees not to rely on any oral promises of Lessor or Lessor's agents unless and except if stated in writing. This Agreement may only be modified in a writing signed by both parties.

17. It is agreed this Agreement was entered into in Fremont County Idaho and is subject to the laws of the State of Idaho The undersigned has read and understands the terms and nature of this Agreement.

LESSEE: SIGNATURE _____ DATE _____

LESSOR:

Idahome Storage/Lee McIntier

Signature: _____ DATE _____

____ Auto Pay

____ Paid in full for ____ months