

Cedarville Storage Rental Agreement (Pre-Construction)

This Storage Unit Rental Agreement ("Agreement") is made and entered into on this ____ day of _____, 20, by and between:

Owner/Lessor: [Full Name or Company Name]

Address: [Address]

Phone: [Phone Number]

Email: [Email Address]

Renter/Lessee: [Full Name]

Address: [Address]

Phone: [Phone Number]

Email: [Email Address]

1. Purpose

The Owner agrees to lease to the Renter one (1) storage unit ("Unit") located at [M-134 & S. Rudd Rd.], which is currently under construction and expected to be completed on or about [9/1/2026].

2. Term

The term of the lease shall begin on the **Commencement Date**, which will be the later of:

- (a) The date construction of the Unit is complete, and a certificate of occupancy (if required) is issued, or
- (b) [9/1/2026], whichever occurs later.

This Agreement shall remain in effect for a period of [12 months] unless otherwise terminated under this Agreement.

3. Rent

- Monthly Rent: \$[1150.00]
- Due Date: [1st of each month]
- Rent will begin on the Commencement Date and when the lease is signed. No rent shall be due prior to that date.

4. Construction Timeline & Delays

The Owner anticipates that the Unit will be completed by [9/1/2026]. However, delays may occur due to weather, labor, materials, or other unforeseen issues. The Owner agrees to:

- Notify the Renter of any delays exceeding 15 days,
- Provide a new estimated completion date in writing.

If construction is delayed beyond [90 days] from the original estimated date, the Renter may terminate this Agreement with written notice and receive a full refund of any deposits paid.

5. Security Deposit

The Renter shall pay a security deposit of \$[1150] upon execution of this Agreement. This deposit shall be refundable in accordance with Section 9 below.

6. Use of Premises

The Unit shall be used solely for the storage of a boat, RV, wave runner, motorcycle, snowmobile and related equipment. Permission can be granted from the owner for other items. No living, commercial operations, or hazardous materials are allowed.

7. Insurance

The Renter is advised to maintain insurance coverage for all of their stored items. The Owner is not liable for loss or damage unless due to gross negligence.

8. Access

The Renter shall have access to the Unit 24/7 once the Unit is completed and turned over.

9. Cancellation and Refunds

- **Before Completion:** The Renter may cancel this agreement anytime prior to the Commencement Date. A full refund of your deposit will be returned after a new renter for your unit is secured and we receive their deposit.
 - **After Completion:** Termination must follow standard lease termination procedures as stated in your lease.
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10. Entire Agreement

This document contains the pre-construction agreement. No oral statements or prior writings shall have any force or effect.

Signatures

Owner/Lessor:

Signature: _____

Name: _____

Date: _____

Renter/Lessee:

Signature: _____

Name: _____

Date: _____
