

*Stor-It Mini Storage LLC*  
P.O. Box 302  
Gardnerville, NV 89410  
***Storage Rental Agreement***

**Tenant Copy**

Refund: \_\_\_\_\_  
Monthly Rent: \_\_\_\_\_  
Deposit: \_\_\_\_\_

Date In: \_\_\_\_\_  
Date Out: \_\_\_\_\_  
Unit #: \_\_\_\_\_

Last Name: \_\_\_\_\_ First Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
Email: \_\_\_\_\_  
Occupation: \_\_\_\_\_ Employer: \_\_\_\_\_ Phone: \_\_\_\_\_  
Vehicle License Plate: \_\_\_\_\_ State: \_\_\_\_\_ Vehicle Description: \_\_\_\_\_  
Alternate Contact for Notices: \_\_\_\_\_ Phone: \_\_\_\_\_  
Alternate Address: \_\_\_\_\_

\_\_\_\_\_(occupants), hereby rents from Stor-It Mini Storage LLC (Owner)  
Storage unit No. \_\_\_\_\_ (the premises) located at 404 State Route 339, Yerington, NV 89447 upon the following terms and conditions:

1. TERM, RENT, LATE/LOCKOUT CHARGES, SECURITY D/EPOSIT, LEIN, and DEFAULT:

A. The TERM is month-to-month beginning on the \_\_\_\_\_ day of \_\_\_\_\_ 2018 and shall automatically be extended on the first day of each month, thereafter unless the Occupant(s) deliver to owner a written notice of his/her intention to terminate this agreement at least thirty (30) days prior to the end of the current rental month, or the owner gives written notice to occupant(s) of it's intention to terminate this rental agreement at least fifteen (15) days prior to the end of the then current rental month.

B. Rent shall be \$ \_\_\_\_\_ per month, payable in advance, and shall be paid before the first of each month. Make payments payable to the address listed above. Occupant(s) shall pay a late/lockout fee of \$20.00 if the rent is not paid within ten (10) days of the due date.

C. Occupant(s) shall pay in advance a security deposit of \$0.00 to be held by the owner for the occupant's full performance of the terms of this agreement and for cleaning and repair of the premises upon termination of this agreement. Except in the event of a sale to enforce lien payment, the deposit shall be returned to the occupant(s) within three weeks after termination of this agreement less charges for cleaning, repairing, unpaid rent, charges and other expenses of the owner incurred as provided in this agreement.

D. Occupant shall pay the following charges:

- |                                   |  |
|-----------------------------------|--|
| I. Returned check charge          | \$35.00  |
| II. Cleaning                      | Time (\$20.00/hr.) and expenses  |
| III. Repairs                      | Time (\$45.00/hr.) and expenses  |
| IV. Certified Mail Notices (each) | \$12.00  |
| V. Late/Lock-out Charge           | \$25.00  |
| VI. Lien expenses                 | Time (35.00/hr.), cost of publication,<br>\$100 per hour legal proceedings, and all attorney fees. |

E. This agreement shall be automatically terminated on the date not less than fourteen (14) days after the notice of default is mailed by certified mail to occupant(s) for any month the rent is not paid when due or when a breach of any other provision of this agreement has occurred.

F. In accordance with chapter 108 of the Nevada Revised Statutes:

I. Owner shall have the right to remove the occupant's lock upon the premises and to enter and remove personal property within it to a safe place.

II. Owner shall have a lien on all personal property therein for the purpose of securing occupant's obligations under this agreement, including but not limited to rent, labor, or other charges and for expenses necessarily incurred by the owner to preserve, sell or otherwise, dispose of such personal property.

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III. Owner shall mail by certified mail to occupant(s) a notice of sale of the personal property in the premises to take place on a date certain not less than fourteen (14) days after the date the notice of sale is mailed.

IV. Owner shall dispose of the personal property by public or private sale in a commercially reasonable manner and the proceeds of the sale over the amount of the lien and the cost of the sale shall be retained by the owner without interest charges thereupon and may be reclaimed by occupant(s) or his/her authorized representative at any time up to one (1) year from the date of the sale. Thereafter, owner shall pay any proceeds remaining from the sale to the Douglas County Treasurer for deposit into the general fund of Douglas County.

V. Occupant(s) shall pay a charge of TWELVE DOLLARS (\$12.00) for the expense of mailing any such notices

G. If the occupant(s) does not pay rent when due or breaches any other provisions of this agreement, owner shall have any legal or equitable remedies for such default, in addition to those provided herein. Such remedies shall include the right to recover fees, costs, expenses, attorney's fees, and court costs incurred by the owner in connection therewith.

2. OCCUPANT RESPONSIBILITY TO PREMISES: Occupant(s) acknowledges having inspected the premises, and the same are in good order and repair. Occupant(s) agrees to be responsible for any damages to the premises including interior door jamb, exterior siding, and overhead door, reasonable wear and tear expected. Occupant(s) shall at all times maintain the premises in a neat and orderly manner and shall provide for his/her own trash removal. Occupant(s) shall NOT conduct any activity, store or maintain in or upon about the premises any property or material which is hazardous or interferes with other occupant's peaceful use of the premises, or which in violation of any State, County, City, or Federal Law or regulation or which insurance companies operation in the State of Nevada deem hazardous or deem a basis for increasing insurance rates.

OCCUPANT(S) SHALL USE THE PREMISES FOR STORAGE PURPOSES ONLY. OCCUPANT(S) SHALL NOT SUBLET THE PREMISES. IT IS UNLAWFUL TO USE THE PREMISES AS A RESIDENCE.

3. ALTERATIONS OR CHANGES PROHIBITED: Occupant(s) shall make no alterations or changes to the premises without the owner's prior written consent, and this prohibition shall include, but not limited to, the placement of signs or other advertisements in or about the same.

4. OWNER'S RIGHT TO ENTER: Owner may enter in and upon the premises for the purpose of turning off lights, inspection, ensuring compliance of occupant(s) with the terms of this agreement, cleaning and repairing without prior notice to occupant(s) whenever owner in its sole discretion believes such entry is necessary.

5. OWNER HELD HARMLESS FOR LIABILITY: This agreement is made of the express condition that the owner shall be free from all liability and claims for damages by reason of injuries of any kind to any persons, including occupant(s), or property of any kind whatsoever and to whoever belonging, including occupant(s) from any cause or causes whatsoever while in, or upon, or in any way connected with the premises, during the term of this agreement or any extension thereof, or any occupancy hereunder. Occupant(s) shall at occupants full expense, maintain his/her own insurance on the property stored on the premise, and OWNER SHALL NOT BE RESPONSIBLE FOR THEFT OR DAMAGE, IF ANY, TO SAID PROPERTY CAUSED BY FIRE, WATER, VALDALISM, OR FROM ANY CAUSE WHATSOEVER.

6. HEAT AND UTILITIES: It is expressly understood and agreed between the parties hereto that the premises are not heated and shall not be heated and owner will not provide any heat to the premises and will not be responsible for any goods that may be damaged by the cold.

7. NOTICE/ADDRESS: The address of parties hereto are those as set forth hereinabove, unless changed by the execution of a new rental agreement or a written notice of change sent to owners subsequent hereto reflecting said change of address. Any notice required by the terms and conditions of this rental agreement or by applicable legal statutes shall be delivered to the entitled party designated at the address hereinabove set forth, such notice may be delivered by mail or by personal delivery to the party entitled to receive the same. Delivery be of said notice shall be deemed made and completed on the date of personal delivery or if by mail on the date of deposit of said notice in the United States Post Office in Wellington, Nevada. Postage      prepaid, by certified mail, properly addressed.

8. SURVIVAL OF INDEPENDENT CLAUSES: If any provisions of this rental agreement are illegal or void under the laws of the State of Nevada, then in the event, all remaining provisions hereof shall continue to remain in full force and effect and shall be binding upon the parties hereto.

9. RULES AND REGULATIONS: Occupant(s) agree to abide by the rules and regulations as established by owner, which have been reviewed by occupant, and which may be periodically modified by owner in his/her sole discretion from time-to-time.

Dated: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Signed: \_\_\_\_\_

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Date Out: \_\_\_\_\_  
Unit #: \_\_\_\_\_

Last Name: \_\_\_\_\_ First Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
Email: \_\_\_\_\_  
Occupation: \_\_\_\_\_ Employer: \_\_\_\_\_ Phone: \_\_\_\_\_  
Vehicle License Plate: \_\_\_\_\_ State: \_\_\_\_\_ Vehicle Description: \_\_\_\_\_

Alternate Contact for Notices: \_\_\_\_\_ Phone: \_\_\_\_\_  
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\_\_\_\_\_ (occupants), hereby rents from Stor-It Mini Storage LLC (Owner)  
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I. Returned check charge	\$35.00
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Dated: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Signed: \_\_\_\_\_