

BASE CAMP STORAGE – RENTAL AGREEMENT

The Facility is located at 1465 North Highway 20, Ashton, ID 82420. 208-652-3622

1. TERM - The initial term of this Agreement is month to month, with a three-month rental minimum. The term of this agreement will begin on the signature date of this agreement.

Upon expiration of the three-month minimum rental, this agreement can be terminated with a 30-day written notice by email. The 30-day notice will begin on the date the email is received by Base Camp Storage.

2. RENT AND PAYMENT

Lessee shall pay rent monthly. An active credit card must be kept on file and the credit card will be billed with the monthly rent on or abouts the first of every month. Lessee may alternatively pay the full 12-month rent in advance and receive a one-month discount. Once the contract is complete and received by Base Camp Storage, you will receive an emailed invoice for the first month of rental.

At the beginning of each calendar year, the monthly rent shall automatically increase by three percent (3%) to reflect an inflationary adjustment.

Lessee agrees to maintain a current and valid card for monthly or annual billing. Failure to maintain a valid card may result in suspension of access to the Unit. Rent is due on the 1st day of each month.

Electrical access will be billed in addition to the rental fee each month. Electrical access is only granted within a lessee's rented bay. The Electrical access fee is \$30 per month, per bay. Each bay with electrical has access to a dedicated 10 amp breaker. This is designed to allow the Lessee to use multiple trickle chargers. If the Lessee overloads the breaker, a \$50 reset charge will be assessed to reset the breaker. Lessee's may not access electrical outside of a lessee's personal rented bay. Attempting to do so may result in fines up to \$500.00

3. ACCESS AND SECURITY

The Facility is gated and controlled by a personal access code and/or key fob.

Lessee shall keep the code confidential and shall not share it. Access will be suspended if billing is not current.

Operator may deny access for nonpayment, breach of contract, or security concerns.

Snow removal: Snow removal in the main corridors and drives is the responsibility of Base Camp Storage. Small amounts of snow left in front of units after plowing is complete is the responsibility of the lessee.

4. USE OF UNIT; PROHIBITED ITEMS

Lessee may store personal or business property only. Residential use or habitation is prohibited. Under Idaho law, no hazardous, flammable, perishable, or illegal materials are allowed. Operator reserves the right to inspect and require removal of prohibited items.

Base Camp Storage does not provide garbage bins or removal. All personal garbage is Lessee's responsibility. Storage bays are required to be kept free of garbage. Open bays are to be kept organized and orderly and must not encroach upon neighboring bays.

5. INSURANCE AND LIABILITY

Operator does not provide insurance for Lessee's property. Lessee is solely responsible for obtaining insurance coverage. Operator shall not be liable for loss or damage to property except in cases of gross negligence or willful misconduct.

6. LATE PAYMENT AND DEFAULT

If rent is not paid when due, Lessee shall be in default. Operator may charge a late fee of \$20.00 or 20% of the monthly rent, whichever is greater. Access to the Unit will be suspended if payment fails or credit card information is invalid.

7. OPERATOR'S LIEN

Under Idaho Code § 55-2304 et seq., Operator has a lien on all personal property stored in the unit for unpaid rent or other charges. If Lessee is in default for 60 days, Operator may sell the property at public auction following statutory notice requirements.

8. MISCELLANEOUS

This Agreement is governed by Idaho law. Any changes must be in writing and signed by both parties. If any provision is invalid, the remaining terms remain enforceable. This Agreement constitutes the entire understanding between the parties.

9. FACILITY RULES AND CONDITIONS

LOCKS: Please place only one lock on your storage unit and you are responsible for your lock. We are not responsible for units left unsecured.

For security reasons, please use your access code each time you enter and exit the facility. Observe the 5 miles per hour speed limit while driving in the facility. Park cars and trucks so as not to block driveways or other storage units. No vehicles may be left parked or stored in driveways.

No open flames of any type such as camping equipment, cutting torches, kerosene lamps, candles, etc. are allowed in the unit or storage space. No sanding or spray painting is allowed on premises.

Do not penetrate walls, ceilings, doors or floors with nails, screws, bolts, or the like. Do not attach shelves to walls or modify the interior of the unit in any way without prior authorization.

You shall keep the facility and surrounding storage space clean and free of rubbish, dirt, and other debris at all times.

There is no dumpster on site; you shall dispose of all trash and rubbish off-site at your own expense.

Unenclosed storage spaces are to be kept neat and clean. Nothing can be stored next to, underneath, behind, in front of, or on top of a vehicle/boat that is not secured or unintended to by design.

Only one vehicle may enter and exit at a time through the automatic gate.

All goods are stored at your own risk. Most personal, home, and commercial insurance policies do not cover off-site storage. Please ensure Base Camp Storage is named in your insurance policy for coverage.

Report any change of address, phone number, etc., to Base Camp Storage immediately to keep our records current.

10. ADDITIONAL LEGAL PROVISIONS

10.1. Hold Harmless / Indemnification: Lessee agrees to indemnify, defend, and hold harmless the Operator, its members, managers, employees, and agents from any and all claims, damages, losses, or expenses (including reasonable attorney fees) arising from Lessee's use of the storage unit or Facility.

10.2. No Bailment: The relationship created by this Agreement is that of landlord and tenant only. Operator is not a warehouseman and assumes no custody, care, or control over the contents of the Unit.

10.3. Waiver of Liability: Operator shall not be liable for any loss or damage to Lessee's property caused by theft, fire, water, rodents, insects, mold, mildew, or acts of God, including but not limited to wind, rain, lightning, flood, or other natural disasters.

10.4. Non-Refundable Payments: Rent and prepaid amounts are non-refundable. Early termination by Lessee does not relieve responsibility for the full term's rent unless agreed in writing.

10.5. Abandonment: Property left in the Unit beyond seven (7) days after termination may be deemed abandoned and disposed of according to Idaho Code § 55-2304 et seq.

10.6. Default: Failure to pay rent, maintain current payment method, or comply with facility rules constitutes default. Operator may immediately deny access or revoke gate code access until the account is current.

10.7. Surveillance: The Facility uses video monitoring for security purposes. Operator may use such recordings as evidence in enforcing this Agreement or protecting Facility property.

10.8. Legal Fees: In any action or proceeding arising out of this Agreement, the prevailing party shall recover its reasonable attorney fees and costs, including collection fees.

10.9. No Waiver: Operator's failure to enforce any term shall not constitute a waiver of its right to enforce later.

10.10. Severability: If any provision is held invalid, the remaining provisions shall remain in effect.

10.11. Notices: Lessee consents to receive notices electronically (email or text). Notices are deemed delivered when sent to the contact information on file.

10.12. Electronic Signatures: Electronic signatures, initials, and typed names shall have the same legal effect as handwritten signatures.

10.13. Firearms and Illegal Substances: No firearms, ammunition, explosives, illegal drugs, or contraband shall be stored in any unit.

10.14. Lessee Acknowledgement: Lessee acknowledges that Operator does not insure Lessee's stored property and that the Lessee's property is stored at Lessee's sole risk.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date written below.

OPERATOR: ROCKY CREEK MANAGEMENT, LLC dba BASE CAMP STORAGE

LESSEE PRINTED NAME: _____

PHONE #: _____

ADDRESS: _____

EMAIL: _____

SIGNATURE: _____

DATE: _____

NUMBER OF BAY(S) REQUESTED:

ENCLOSED 12*30 _____ 10 AMP ELECTRICAL _____ YES _____ NO

3 SIDED 12*40 _____ 10 AMP ELECTRICAL _____ YES _____ NO