

Downtown R.V. & Mini-Storage

102 E. Rees Ave., Walla Walla WA 99362
509-522-8698

Rental Agreement for Self Storage Space

Lease Date	Unit Number	Unit Size	Monthly Rent	Amount Paid	Next Payment Date	Access Code

1. **Rent for the storage unit is due in advance on the 1st day of each calendar month** and remitted to Downtown RV & Mini-Storage. Rent for partial months will be prorated. There is a **\$50 deposit** due upon signing of this lease. **Payment will be rendered electronically via credit card or debit card payment, recurring automatically, unless recurrent billing is cancelled in writing.** This lease will terminate at the end of the prepaid period unless it is renewed each month by tenant paying the monthly rental in advance as provided herein. **A late fee of \$20 will be assessed if rent is not paid by the 10th day of the month.**
2. Tenant hereby agrees that the storage unit will not be used for an unlawful purpose nor will tenant store explosives, flammable materials, or hazardous goods of any nature in the unit. Tenant shall hold landlord, other tenants, and third persons harmless and shall defend such persons from any loss resulting from the violation of this provision.
3. Tenant has inspected the unit and the unit is accepted by tenant in its present condition. Tenant will at all times keep the unit clean and in a sanitary condition, and return the unit to the landlord, broom clean and in good repair, order, and condition, reasonable wear and tear accepted. Except for structural components, all cleaning and repairs needed after tenant vacates the unit shall be tenant’s sole cost and expense at the rate of \$50 per hour, plus materials.
4. It is hereby agreed that landlord is not engaged in the business of storing goods for hire nor in the warehouse business, but is simply a landlord renting a storage unit in which tenant may store items or personal property owned by tenant. Therefore, all personal property on or in the storage unit shall be at risk of the tenant, and the landlord will not be liable for any damage, either to person or property sustained by tenant or others, caused by the acts of others or any defects now in the unit and tenant hereby agrees to defend and hold landlord harmless from any and all claims for damages suffered or alleged to be suffered in or about the unit by any person.
5. Landlord will not maintain supervision or control over the storage unit rented herein, but said unit is under the exclusive control of tenant and tenant must take whatever steps are necessary to safeguard whatever property is stored in the unit; provided, that when any part of the rent or other charges due from the tenant remain unpaid for six consecutive days, the landlord may deny the occupant access to the storage unit. Landlord maintains insurance on the entire building structure, but said insurance does not provide for coverage of property belonging to tenant. If tenant wishes to have his or her property covered by insurance, tenant must apply for separate coverage. Landlord shall not be responsible or liable, directly or indirectly, for loss or damage to the property of tenant in the storage unit no matter what the cause, including fire, explosion, theft, wind, or water damage, or acts of omissions of persons occupying property in the adjoining storage units or any part of the building of which the storage unit is a part.
6. Tenant will allow landlord free access at all reasonable times to the unit for the purpose of making repairs, additions, or alterations to the unit that may be required under landlord’s obligations contained herein, but this right shall not be construed as an agreement on the part of the landlord to make any repairs.
7. It is expressly agreed by tenant that the rent and other charges herein shall be a first lien on the personal property in the storage unit in favor of the landlord, for rent, labor, or other charges, present or future, incurred pursuant to this rental agreement, and for expenses necessary for the preservation, sale or disposition of personal property subject to Chapter 19.150 RCW. The tenant is required to disclose and lien holders or secured parties who have an interest in the property that is or will be stored in the storage unit. When any part of the rent or other charges due from the tenant remain unpaid for 14 consecutive days and the total sum has not been paid as of the date specified in the preliminary notice, or upon abandonment of the unit, or upon the failure of the tenant to vacate the unit promptly upon expiration of the lease, landlord shall have and is hereby granted by the tenant the following rights, in addition to tother remedies at law and those provided by Chapter 19.150 RCW.
- a. **To terminate the right of the tenant to the use of the storage unit by sending a preliminary lien notice to the tenant’s provided electronic mail [email] address, or last know physical address, by first class mail, postage prepaid, in accordance with the provision of RCW 19.150.040 and 19.150.050. The tenant hereby expressly agrees to notification via electronic mail [email]; tenant will allow emails from dtrv102@gmail.com (Downtown RV & Mini-Storage), and will modify email settings to allow email from that address to avoid any filtration systems. Landlord will notify tenant of any changes in the email address from which notices will be sent.**
- b. If a preliminary lien notice has been sent as required by RCW 19.150.040, and the total sum due has not been paid as of the date specified in said preliminary lien notice, the lien proposed by this notice shall attach as of that date and the landlord may deny the tenant access to the storage unit, enter the storage unit, inventory the goods therein, and remove and property found therein to a place of safe keeping. The landlord shall then serve to the tenant **via email**, by personal service, or send to the tenant’s last know physical address, a notice of lien or notice of disposal as required by RCW 19.150.060.
- c. After the expirations of the time given and the notice of lien sale pursuant to RCW 19.150.060, the property located in the storage unit, other than papers and personal effects, may be sold or disposed of by the landlord in a reasonable manner in conformance with the provisions of RCW 19.150.080.
- d. If the personal property stored in the leased space is a vehicle, watercraft, trailer, recreational vehicle, or camper, and in default for sixty or more days, the landlord may have the personal property towed or removed from the storage facility in lieu of a sale.
- e. It is agreed that the tenant shall pay all costs and expenses, including attorney fees, that shall be incurred by landlord in enforcing the terms of this agreement.
- f. The tenant agrees to waiver any claims it or its successors, heirs or assigns have as a result of the action taken hereunder by landlord to collect the rent and other charges herein, and tenant agrees to defend and hold harmless the landlord against any claims by any other party having an interest in the personal property in the storage unit, subject to the provisions ofRCW 19.150.090 and 19.150.100.
8. Tenant leases the unit for a specific term. At the expiration of said terms, if tenant continues to pay rent and occupy the unit, tenant’s occupancy of said unit shall be as a tenant from month to month at the current monthly rent and tenant hereby agrees that all covenants and conditions contained herein shall continue in full force and expect so long as tenant retains possession of the unit.
9. Tenant shall not conduct any business or commercial sale or purchase transactions on the storage unit other than incidental to storage of goods, merchandise, or property related to an off-site business or enterprise.
10. Tenant shall indemnify, save and hold harmless and defend landlord and the storage unit, at tenants expense, from and against all claims, expenses, and liabilities arising from any act or occurrence on or about the storage unit or any acts of negligence of the tenants or agents, contractors, employees invites or licensees of tenants.
11. Tenant shall not assign this lease or any part thereof and shall not let or sublet the whole or any portions of the unit leased herein without the written consent of the landlord.
12. The tenant may indicate in the space below provided the name and address of another person to whom the preliminary lien notice and subsequent notice is required to be given under Chapter 19.150 RCW may be sent. Any such notice shall be deemed to have been given at the time it is duly deposited in the United States mail system. The address may be changed by written notice.
13. No term of condition herein may be waived or changed other than by written agreement, and tenant agrees that only an officer of landlord may authorize any specific waiver, modification, or extension of any of the terms or conditions herein. This lease will be binding on the parties, their heirs, successors, personal representatives, and assigns.

_____ Lessee Name	_____ Email Address	
_____ Physical Address	_____ Phone	_____ Alternate Phone
_____ Alternate Contact Name	_____ Alternate Contact Address	
_____ Lessee Signature	_____ Downtown RV & Mini-Storage	_____ Date