



Phone: (512) 588-2352 Address: 1500 C.R. 269 Bertram, TX 78605 Email: info@rdboatandrstorage.com

**R&D Boat and RV Storage, LLC
Storage Lease Agreement (Terms and Conditions)**

This Storage Lease Agreement (“Agreement”) executed in the City of Bertram, State of Texas, on this ____ day of _____, 20____ by and between _____, whose address is _____ (“Lessee”) and R&D Boat and RV Storage, LLC, (“Lessor”). It is agreed between Parties (Lessor and Lessee) hereto as follows:

1. Lessor hereby leases to Lessee and Lessee rents from Lessor, upon terms and conditions hereafter set forth a portion of the premises (to be determined by the Lessor in its sole and absolute discretion) located at **1500 County Road 269, Bertram, Texas, 78605.**

Emergency Contact: _____ Phone: _____

This Storage Lease Agreement (“Lease”), Lessor rents the space upon which the Lessee shall place and store, entirely at the Lessee sole risk, the following indicated “item”:

_____ Travel Trailer _____ Motorhome _____ Trailer

_____ Boat/PWC w/Trailer _____ Other _____

Year: _____ Make: _____ Model: _____

Identification/License: _____

Select which type of space and if a Lease term is desired:

Monthly Rental

6 Month or 12 Month Rental

10x20 _____ \$50.00

10x20 _____ \$40.00

10x30 _____ \$55.00

10x30 _____ \$45.00

10X40 _____ \$60.00

10x40 _____ \$50.00

Other sizes are available, please contact us for pricing.

Sales tax must be charged on any item in storage that “uses” or “moves” on the road.

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. Renewal will be subject to current pricing and/or rate increase. unless canceled by either Lessor or Lessee within thirty (days) days of signing of contract prior to written notice to the other party.

3. Lessee agrees to pay lease on the 1st day of each month, monthly at a rate of \$_____. **Automatic debit/credit is required for all leases. An Authorization form shall be signed.** Failure of payment by the 10th of the month will incur a \$50 late fee plus \$10 per day after the 10th until paid in full. There will be no billing or invoices sent to Lessee. Lessor does not accept checks as a form of payment. Non-payment over 60 days will be cause for Lessee’s property to be auctioned to recover any monies due to Lessor.

4. Lessee agrees to carry Liability and Comprehensive Insurance to protect against all Loss and Damages, including but not limited to Personal Property within or outside the stored item within the facility. Property damage includes but is not limited to: Theft, Water Damage, Fire, Bad Weather, Climate Change, and/or Vandalism.

Lessee Insurance Company: _____ Phone: _____

Policy Number: _____

5. Lessee agrees that the space **WILL NOT BE USED FOR** Living/Residential purposes for any length of time. Lessee will not do any kind of mechanical work on property stored at the facility. Changing of flat tires/replacing tires and batteries is accepted.

6. Lessee can select a 6 month or 12 month lease for a set discount. The selection of either will require the terms of the lease to be a minimum of time selected and cannot be broken early. If a Lessee wishes to sublet or transfer space during the exiting lease, new Lessee will need to complete a lease agreement and sign an amendment to confirm rental of at least the remaining months. Upon completion of the original Lease term, Lease will automatically continue as a Monthly Lease.

7. Any **MONTHLY** Lessee can terminate this contract with a 30 day written notice. Any termination of this lease without property removal will result in a \$10 per day fee incurred starting day 1 following the last fully paid month. Any remaining deposit will not be returned.

8. Deposit of 1 months rent is required to reserve space. This deposit can be applied to your final payment and/or returned once all items are removed.

LESSEE ACKNOWLEDGES SOLE RESPONSIBILITY OF ANY DAMAGE TO LESSEE PROPERTY AND RELEASES LESSOR OF ANY LIABILITY TO SAID PROPERTY.

LESSEE ACKNOWLEDGES SOLE RESPONSIBILITY FOR DAMAGE TO LESSOR PROPERTY OR OTHER LESSEE PROPERTY.

LESSEE ACKNOWLEDGES THAT THE LESSOR IS HEREBY GIVEN A LIEN UPON THE PROPERTY DESCRIBED ABOVE TO SECURE ANY AND ALL LEASE PAYMENTS AND FEES DURING THE TERM OF THIS LEASE. ANY UNIT LEFT IN STORAGE 60 DAYS BEYOND THE TERM OF THIS LEASE SHALL BE OFFERED FOR PUBLIC OR PRIVATE SALES TO COVER SAID PAYMENTS AND ANY FURTHER EXPENSE. THE LEIN GIVEN IN THIS ACKNOWLEDGEMENT IS IN ADDITION TO ANY SOLUTIONS THAT MAY EXIST LEGALLY.

I have read all pages of this Storage Lease Agreement, I understand and agree to the terms and conditions set forth herein. I have received a copy of this agreement.

Accepted by: _____ Date: _____

R&D STORAGE USE ONLY

Type of payment: _____ Key code: _____

