

**TJ's RV and Boat Storage
4266 Santa Rosa Ave
Santa Rosa, CA, 95407
(707) 586-1607**

Space # B01

THIS AGREEMENT, made and entered into this **Thursday, November 20, 2014** by and between T.J. RECREATIONAL VEHICLE & BOAT STORAGE (hereinafter called "Owner"), the party of the first part, and John Doe (hereinafter called "Renter", the party of the second part.)

WITNESSETH:

WHEREAS, the Owner is in the business of maintaining and operating facilities in the County of Sonoma for the storage of motor vehicles and other wheeled equipment, and in connection therewith has fenced the premises whereon such personal property may be parked by the persons owning the same; and

WHEREAS, The Renter desires to rent parking space from the Owner for the storage of wheeled personal property as described below; and

WHEREAS, the parties desire to set forth their respective rights and liabilities with regard thereto,

NOW, THEREFORE the parties hereto do hereby agree as follows:

1. **The Owner** does hereby rent to Renter a parking space for the use of the Renter for the storage of the following personal property:

VEH MAKE / MODEL / YEAR: Doe / / 2014

BOAT MAKE /MODEL /YEAR

INSURANCE CO: LENGTH: 40'

LICENSE PLATE #:

DRIVER'S LICENSE #: Expiration Date: Birthday:

2. **The tenancy** hereby created shall be from month to month, commencing on **Thursday, November 20, 2014** at a rental of \$96.00 per month, payable in advance on the 1st day of each month of tenancy. **If payment is not in the office by the 10th of the month, a late charge of \$10.00 will be added. Payments should be mailed to P.O. Box 1276, Rohnert Park, CA 94927** Note: Rental rates may include various discounts applied at the discretion of the management, subject to specific discount terms. (Example: \$20 "Current Document" monthly discount applies if all documentation is kept up to date.)

3. **The Renter** may terminate the tenancy at any time by giving 30 days notice thereof to the Owner and by removing the stored property; provided, however, that all rentals and other accrued charges must be paid in full before removal of the stored property. The Owner may terminate the tenancy by giving notice of termination to the Renter, such notice to be given 10 days in advance of the termination date. Upon termination by the Owner, the Renter shall pay all rents and accrued charges due and shall promptly remove all property belonging to the Renter from the rented parking space(s).

4. **The Renter** hereby grants to the Owner a lien upon the property of the Renter stored hereunder, such lien to continue until all rentals and other monies due from the Renter to the Owner hereunder shall have been paid in full. If the account falls behind and is not paid within 60 days, lien sale action will be started.

5. It is expressly agreed that the Owner is providing parking space only, and in the event of the loss of, destruction of, or damage to, the property of the Renter (unless such loss, destruction or damage is caused by the willful misconduct or gross negligence of the Owner, its agents, servants or employees), the Owner shall not be liable to the Renter for any such loss, destruction or damage.

6. **The Renter** shall not store material or flammable, explosive or corrosive nature (other than is normally contained in the fuel tanks of the wheeled vehicle(s) parked by the Renter), nor shall the Renter store any material the possession of which is a violation of any Federal, State or Municipal Statute, law, ordinance or regulation. No items are to be stored on the ground.

7. The Renter shall not have the right to remove any parked vehicle(s) unless and until any and all accrued and unpaid rentals and other charges have been paid in full. The Owner will keep posted in a conspicuous place, the hours of business when the gate of the premises with the Owner will be open for the purpose of parking and removing the vehicle(s) of the Renter. Except in the event of an emergency, or by prior arrangement with the Owner, the Renter shall

not be given access to the premises of the Owner for the purpose of parking or removing the vehicle(s) of the Renter at hours other than the normal hours of the Owner as so posted.

8. **The Renter** shall retain all keys to all vehicles parked unless otherwise specified in Paragraph 1 hereof.

9. **Notices** to be given to the parties hereunder shall be by First Class Mail, with the postage thereof fully prepaid, addressed to the Owner at 4266 Santa Rosa Avenue, Santa Rosa, CA 95407, and addressed to the Renter at (See Below). Rent shall be received in Office by the 10th day of the month or a late fee shall be assessed.

10. **Except as herein** expressly set forth, this Agreement shall not be construed as creating the relationship of landlord/tenant between the Owner and the Renter.

11. **This Agreement** shall bind, or enure to the benefit of, as the case may be, the respective heirs, executors, administrators and assigns of the parties hereto.

**TENANT ACKNOWLEDGES THAT HE HAS READ THE CONDITIONS ON
PAGE ONE, AND PAGE TWO, and the "Procedures Not On Contracts" PAGE THREE
AND AGREES TO BE BOUND BY THEM.**

Executed on: {long date}

IN WITNESS WHEREOF the parties hereto have executed this Agreement on: Thursday, November 20, 2014

LESSOR: T.J. RECREATIONAL VEHICLE & BOAT STORAGE

SIGNATURE: _____

John Doe
888 John Doe RAd
John Doe, 88888

By Management Agent: Duane Reese

Additional Access Signatures

Print _____

Signature _____

Print _____

Signature _____

TJ's RV and Boat Storage
4266 Santa Rosa Ave
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(707) 586-1607

Procedures and Policies

Unit # **B01**

Renting Requirements

- 1st months rent and 1 months rent security deposit You are required to fill out and sign our "Notice Of Intent To Vacate" form 30 days prior to your designated departure day. Failure to provide 30 days notice automatically waives return of deposit or prorated rent.
- A copy of your Valid Driver's License on file in our office
- A copy of your current Registration(s) on file in our office
- A copy of your current Proof of Liability Insurance on file in our office

Rental Payments

- All rents are due on the first day of each month. **WE ONLY BILL VIA EMAIL !!**
- Failure to receive an invoice does not remove the obligation to pay on time.
- Your rent **must** be in this office by the 10th of the month to avoid a Late Fee of \$10.00.
- A **\$25.00** fee and all bank fees are automatically charged for all returned checks.
- All payments must be via Visa, Mastercard, or in cash, check or money order.

Vehicles

- All vehicles **must** be parked by you, the owner.
- TJ Personnel are available to **assist** you, to make sure you get in and out of your space safely, with no mishaps to your vehicle or to others.
- All vehicles must be signed **OUT** and **DATED** by you, on your Index Card.
- TJ Personnel will sign you in upon your return.
- You **MUST** check in at the Office any time you enter the Storage Lot.
- **5 MPH Speed Limit is enforced >>> AT ALL TIMES.**
- Drive **slower** over the speed bumps!

Steps must be up and stowed during storage. No ground storage allowed of any items.

Other Important Information

- Renter is **required** to notify TJ's, in writing, when he/she has a change of address, or phone number. TJ's has to be able to contact you in case there is a problem with your vehicle, etc. It is your **responsibility** to keep us updated.
- Renter is also **required** to keep a current copy of their drivers license, vehicle's registration and insurance on file with the Office.
- Any time the original stored vehicle is to be changed, the Renter is **required** to sign a new contract; and provide a new copy of the vehicle's registration and insurance.

Hours of Operation

- 9am to 5pm - Pacific Standard Time (Winter), except Wednesdays
- 9am to 6pm - Daylight Savings Time (Summer), except Wednesdays

If we have to open the gate after closing, there will be a minimum \$5.00 cash fee.
Please call ahead and make arrangements.

Holiday Closures are as follows

Good Friday at 2:00pm	Easter Sunday (All Day)
Thanksgiving Day (All Day)	
Christmas Eve at 2:00pm	Christmas Day (All Day)
New Years Eve at 2:00pm	New Years Day (All Day)

Signed _____ Date _____

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(707) 586-1607

Tenant Change of Information Request

Doe, John
888 John Doe RAd
John Doe, 88888

Please be advised that effective _____ my contact address will be changed to:

Name: _____

Address 1: _____

Address 2: _____

City: _____

State: _____

Zip: _____

Email: _____

Phone: _____

I understand that the above changes constitute a change of information to my original lease documents and my signature below authorizes these changes to be incorporated in my lease files.

Signed: _____ Date: _____