

Rv/Boat/Vehicle/Trailer Storage Lot Rental Agreement



Personal Information

FULL NAME ("LESSEE")

STREET ADDRESS

CITY

STATE

ZIP CODE

PHONE NUMBER

EMAIL

Vehicle Information

VEHICLE TYPE

RV Boat Trailer Car / Van Other _____

VEHICLE MAKE

VEHICLE MODEL

VEHICLE YEAR

ESTIMATED LENGTH INCLUDING HITCH (IN FEET)*

**Please note: this number is subject to change as the final measurement will be taken by our management team during the Meet & Greet*

ANY ADDITIONAL INFORMATION YOU WISH TO PROVIDE US

Storage Term Options

For either Storage Term option, the following services and conditions apply:

- Our service team will pull your vehicle in & out
- 24-48 BUSINESS hours advance notice for pull out (to avoid a \$95 short notice fee)
- 5% Discount on all service labor
- For NEW CONTRACTS: After contract signing, our management team will reach out to schedule your Meet & Greet. PLEASE NOTE that our team will need 24-48 Business Hours of advance notice AFTER contract signing to schedule in your Meet & Greet. We will not be able to make any exceptions for this, as the team runs on a tight and organized schedule!

1) Annual Contract - Indoor Storage

- Annual Contracts start on the below dates (Storage before contract start date will be pro-rated)
 - JANUARY 1st
 - APRIL 1st
 - JULY 1st
 - OCTOBER 1st
- Annual Contracts will Auto-Renew at the end of the contract term. If you wish you cancel your Annual contract, you must do 30 days before the end of your current contract term by email to dck.mccormick@gmail.com
- Central IL Storage reserves the right to adjust prices within fair market value at any time. You will be notified of such changes via email to the address provided above.
- Clients who choose to pay in full (as opposed to monthly) will be exempt from price increases within their term.

2) Seasonal Contract- Indoor Storage

Six to Seven Month Contract; Available November 1st - April 30th

- SEASONAL CONTRACTS BEGIN November 1st- October 31st (You will be sent an invoice with the prorated amount included after scheduling your first drop-off within this window)
- SEASONAL CONTRACTS END April 30th.
- Seasonal contract options will only be available to sign starting August 1st of the year, and is based on limited availability.
 - All seasonal contracts submitted before August 1st will be disregarded without further notice.
 - Submitting a seasonal contract does not guarantee your spot.
 - All signed seasonal contracts that are approved will be initiated with an approval email from our office.
- Month-to-Month option at the end of your term is not guaranteed and will be provided based upon availability.
- Clients who opt for Seasonal Contracts will not be guaranteed storage for the next season. We strongly encourage clients to opt for Annual Contract should they anticipate returning the next season.
- Central IL Storage reserves the right to adjust prices within fair market value at any time. You will be

Storage Term Options Cont.

notified of such changes via email to the address provided above.

- *Clients who choose to pay in full (as opposed to monthly) will be exempt from price increases within their term.*

3) Summer Contract- Indoor Storage

Month-to-Month; Available May 1st- September 30th.

- Please note that if you are storing multiple vehicles with us, as long as we can check in all vehicles at the same time you will only be charged 1 onboarding fee

4) Gated Secured Outdoor Storage

Month-to-Month

\$125 per Stall/month - RV/Boats/Trailers/Vehicles Under 27'

- Please note that if you are storing multiple vehicles with us, as long as we can check in all vehicles at the same time you will only be charged 1 onboarding fee

PLEASE NOTE THE FOLLOWING FOR ALL CONTRACTS

- There is a \$125 minimum for car and truck storage regardless of size. All clients will be charged a minimum of \$125 for vehicle storage even if the length of their vehicle doesn't amount to that sum.
- All storage contracts will begin on the first of the month following signature. The amount due will be pro-rated and added to the first invoice should the contract be signed on a date other than the first of the month.
 - *Ex. Contract is signed August 19th. The contract term shall be September 1- February 28. The amount due will be 6 months plus 12 days of rent.*

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Storage Start Date

STORAGE TERM SELECTION

- Annual Indoor
12 Month Contract
- Winter Indoor
6 Month Contract - November 1 to April 30
- Summer Indoor
6 Month Contract - May to September
- Gated Outdoor
Month-to-Month

SEASONAL CONTRACTS

Please indicate 11/1/20XX - 4/31/20XX)

ANNUAL CONTRACTS

While you can drop off your vehicle on any date that works for both you and our management team, your official contract start date will be on the first of the soonest of the following months: January, April, July, or October.)

DATE (MM-DD-YYYY)

Payment Information

We send all invoices through Quickbooks Intuit from Central IL Storage LLC. You will have the ability to set up automatic payments from your first Quickbooks invoice.

PAYMENT TYPE

- Pay in Full
- Monthly Payments (Enroll in Auto-Pay)

PAYMENT METHOD

- Credit Card / Debit Card
- Electronic Check (ACH)

Terms

1) Rent

Rent is always due on the first day of each calendar month. If rent is not paid by the 5th of the month, a \$35.00 late fee or 10% of the past due amount (whichever is greater) will be charged on the 10th day of the month to the accounts that are delinquent. Operator reserves the right to adjust the prices and rates or methods for determining prices and rates for storage and other services as deemed necessary by giving Owner thirty (30) days advance notice of the change in writing. If paying monthly, all storage accounts will be enrolled in monthly autopay. Should Lessee vacate or remove the vehicle prior to the expiration of the lease term agreed in this contract, Lessee will be required to pay the full term set forth in this lease. Last month's rent is not prorated. Either party may terminate this lease effective at the end of a the next calendar month by giving, thirty (30) days prior to written notice of termination. All monthly payments are non-refundable. All accounts must be settled prior to removal of the Property from the Operators premises. All other payments and correspondence should be mailed to Central IL Storage 401 Colbrook Dr, Springfield IL 62702 or emailed to dck.mccormick@gmail.com. The Lessee is responsible for written notification of any address or phone number changes.

2) Insurance, Loss, and Liability

Lessee shall be responsible to maintain insurance coverage of at least 100% of the actual cash value on Property stored under this agreement. If Lessee fails to provide insurance coverage for any reason whatsoever, Lessee will be deemed to be "self-insured" and will bear all responsibility for loss or damage to Property stored under this agreement. Lessor will not maintain insurance coverage on Property stored under this agreement, and is not liable for loss or damage, by ANY cause whatsoever, to Property stored under this Agreement. The Lessee agrees that neither the Lessor nor its agents or employees shall be held liable for any damages, loss, destruction, or deterioration to said Property by any cause whatsoever, or any article or thing attached thereto or left thereon or the contents thereof. The Lessor shall not be held liable for damages caused through the reasonable and prudent actions of its agents or employees.

Lessee accepts all risk and responsibility should they leave their recreational vehicle behind the gate after business hours. Lessor accepts all risk and responsibility should they utilize Central IL Storage or any of Lessor staff to hitch or unhitch their vehicle. As Lessor, we, highly recommend a hitch lock.

3) Additional Terms and Conditions

1. The storage areas are provided in an "as is" condition. Lessor may make changes, repairs, alterations, and otherwise maintain or improve the storage facility as they deem necessary throughout the term of this Agreement. Lessees access to the secure areas of the facility will be limited to Lessors discretion. Lessor may move or relocate Property stored under this agreement as deemed necessary for any reason including but not limited to improving security or accessibility. Storage is limited to the Property described in this agreement and is only for the storage or property registered in the name of and owned by the person signed in this agreement.

2. Lessee agrees not to store, use, dispose of or release any hazardous or toxic substances on or about the premise or surrounding the land and environment during the term of this lease or any extension thereof. In the event the Lessee violates this provision, Lessee is subject to eviction and hereby agrees to pay for all associated environmental remediation expenses.

Terms Cont.

4) Tenant Warranty of Sole Ownership - No Third Party, Lienholder, or Secured Parties

Tenant hereby warrants that all property in storage is solely owned by Tenant and is not subject to any third party, lienholder, or security interest.

INITIAL

5. Pick Up / Drop Off Storage

- The Central IL Storage team is NOT onsite unless scheduled by appointment.
- Lessee must call 217-679-2681 (option 2) 24-48 BUSINESS hours in advance to pick up items from storage.
- Lessee agrees to pay a \$95 for less than 24 BUSINESS hours notice which will be billed through Central IL Storage.
- Less than 24 BUSINESS hours notice availability CANNOT be guaranteed and is based upon the staffing of Central IL Storage.
- At Lessors sole option arrangements may be made for a more convenient pick-up time.
- We ask for 24-48 BUSINESS hours advance notice so we can ensure that our team is able to provide the best care of your recreational vehicle.
- Our hours are Monday - Friday 9am - 4pm.
- All pick-ups/drop-offs outside this window that require our staff to meet you on-site, will incur a charge and is subject to staffing availability.
- The outside gated lot is available for drop-offs at your convenience as this allows for easy self-serve drop-offs.
- We recommend a hitch lock for boats/trailers that will be utilizing the after hours pickup/dropoffs. Typically clients choose to have two keys made for their hitch lock. We keep one key in our facility and you keep the second key.
- Saturday mornings, by appointment only. The facility is closed all major holidays.
 - *As an example: you'd like to pick up your vehicle on a Saturday morning at 6:00am. Call the Central IL Storage team by Thursday informing them of the pickup. The Central IL Storage team will pull your item out Friday during business hours and leave it behind gate. You may now come Saturday morning at your convenience to retrieve your item. After hours/weekend dropoffs work in a similar manner.*

6. Contact Information

All mail should be sent to Central IL Storage 401 Colbrook Dr, Springfield IL, 62702. All leasing questions should be directed to Central IL Storage 217-679-2681 (option 2). Please do not mail payments to the storage location.

By initialing below, you acknowledge and agree to the terms above.

INITIAL

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Storage Term Options

Certify

Lessee does hereby certify that they have read the above Tenant Lease Agreement, understand the provisions herein, and agree to abide by all terms and conditions set forth. Central IL Storage reserves the right to refuse storage and/or services to anyone, at any time, if in the best interest of daily business affairs.

SIGNATURE

TODAY'S DATE