



COOSAW POINT

Boat & Trailer Storage Rental Agreement

AppFolio Account #: _____
(OFFICE USE ONLY)

THIS AGREEMENT made effective as of the ____ day of _____ between **Coosaw Point Boat & RV Storage**, hereinafter called “Lessor”, and _____, hereinafter called “Lessee”. Lessor does hereby lease unto Lessee ____ OUTSIDE storage space(s) in Coosaw Point Boat & RV Storage facility located at Coosaw Club Blvd, Beaufort, South Carolina, for the purpose of storing a BOAT CAMPER OTHER, at the recurring rate of \$ 50 per MONTH for a minimum period of six (6) months.

Lessee

Name of Lessee:			
Address:			
City / State / Zip:			
Phone:		Email:	
Driver's License #:		Issuing State:	
Emergency Contact #1:		Phone:	
Emergency Contact #2:		Phone:	

Vehicle

Type of Vehicle:		Length:	
		Width:	
Make:		Model:	
Year:		Vehicle ID#:	
License Plate / Boat Registration No:			
Insurance Carrier:		Policy #:	

Terms and Conditions

In consideration of the fees and charges herein set forth and subject to the following Terms and Conditions. Lessor agrees to permit Lessee to lease the above noted Storage Space (the “Storage Space”) for the storage of the Vehicle described in Section 2 hereof.

1. Ownership of Vehicle

Lessee represents and warrants that s/he is the sole owner of the Vehicle, and that the Vehicle is registered in the name of Lessee. Lessee understands that proof of ownership and insurance must accompany this agreement and agrees that Lessor has the right to request proof of continued ownership and insurance at any time during the term of this Agreement. Lessee must maintain a valid current license plate and registration for the Vehicle at all times while it is stored in the Storage Space. All personal property stored on the premises by Lessee shall be at Lessee's sole risk. Lessor and Lessor's agents and employees shall not be liable to Lessee for any damage to, or loss of, any personal property while at the premises arising from any cause whatsoever including, but not limited to, burglary, fire, water damage, mysterious disappearance, rodents, acts of God, or the active or passive acts or omissions or negligence of Lessor or Lessor's agents, and Lessee expressly waives and releases Lessor from any such claims. Lessor and Lessor's agents and employees shall not be liable to Lessee for injury or death as a result of Lessee's use of the storage space or the premises, even if such injury is caused by the active or passive acts, omissions or negligence of Lessor, Lessor's agents, or employees. Lessee will indemnify, hold harmless, and defend Lessor and Lessor's agents and employees from all claims, demands, actions, or causes of action (including attorneys' fees and all costs) that are brought by others arising out of Lessee's use of the premises.

2. Rental Period and Charges

(a) The term of this Agreement shall be a period of six (6) months and will automatically renew for a Renewal Term of month-to-month at the ending date of this Agreement or at the end of any Renewal Term unless proper notice is given. Proper notice requires Lessee or Lessor to give at least 30 days written notice before ending date or before the end of any Renewal Term. Any renewal will be according to the terms of this Agreement or any written changes to it.

(b) Lessee shall pay monthly rent in advance, without demand, on or before the 1st day of each month, at the above shown rate, with the initial payment being prorated to the 1st day of the month at the rate of 30 days per month. Once a payment is made, there will be no full or partial refund of that payment. A charge of \$35.00 will be made in the event of any returned (NSF) check. In the event Lessee fails to pay said rent within fifteen (15) days after due date, a \$25.00 late charge per month will be added, Lessor may deny Lessee access to the storage facility until all amounts due Lessor have been paid. If Lessee fails to make full payment within ninety (90) days from the time such payment is due, Lessor shall be entitled to impounded in either a private or public impoundment area, and all expenses thereof shall be charged to Lessee.

3. Use of Storage Space

(a) Lessee shall in no event store any materials on the premises classified as explosive, hazardous or toxic under any local, state, or federal law or regulation, and Lessee will keep said premises free from any rubbish, obstacles, and nuisances. Lessee shall not use the storage space for any unlawful purpose, conduct any type of business from, or live in said storage space. Lessee agrees not to alter or destruct the storage space in any way, agrees to reimburse Lessor for damage caused by negligence or fault of Lessee. Lessee shall surrender the storage space to Lessor upon termination of this agreement in a clean and reasonable condition, and if not, agrees to reimburse Lessee for any expenses incurred to clean said storage space.

(b) Lessee shall not be entitled to assign this contract or sublease any portion of said storage space.

(c) Lessor will have the right, in the event of an emergency, for maintenance purposes, or for inspections by governmental authorities, to enter the premises using whatever reasonable force necessary. The covenants and conditions herein contained shall be for the benefit of and binding upon the heirs, successors, executors, administration and assigns of all the parties hereto. If any provisions of the within agreement are determined to be invalid by any court of competent jurisdiction, the remaining portions of the agreement will nevertheless remain in full force and effect.

(d) Lessee must lock the gate after entering and leaving the storage area. Lock combination: 3836

All terms of this agreement are subject to change upon thirty (30) days prior written notice.

By signing below, I agree to the terms and conditions of this agreement.

Signed: _____

Date: _____

Upon completion of this form, please either email the document to Kasey Block at kblock@forino.com, or mail it to the following address:

Forino
Attn: Kasey Block
555 Mountain Home Road
Sinking Spring, PA 19608