JPG Rental & Storage

Outdoor Storage Rental Agreement Only

50 Thomas Lane, Versailles, KY 40383 859-879-1808

NOTICE

Read your lease carefully. The landlord is not responsible to the tenant or others for damage, loss or injury to property or persons for any cause whatsoever. The lease requires you to carry your own insurance.

Name		**Business name if applicable:**
Address		
City, State, Zip		
Home Phone		Work Phone:
Cell Phone	Area Code ( ) -	
Emergency Contact		Emergency Contact Phone:
Driver's License Number		Date of Birth:
Email Address		

Rental Fee Per Month: $_____

Gate Hours: 6:00am-9:00pm

Returned Check Fee: $30.00/Late Fee $10.00 (after 5th of month)

Setup Fee $10.00. Gate hours are subject to change. Office hours are posted.

ASSIGNED Outdoor Storage #P _____

[Office Use Only]

1. Rent Rent in the sum of a minimum 60 day rental charge in advance of the 1st day of this agreement to the Lessor, or his agent (s). All rents nonrefundable for unused time. In the event the rent is not paid within 5 days after the due date or in the event of a dishonored bank check from tenant to Lessor. Because actual damages for said late payment and dishonored bank checks are extremely difficult to ascertain, tenant agrees to pay $10.00 as liquidated damages from said late payments and $30.00 as liquidated damages for said dishonored bank check as additional rent.

2. Use, Occupancy and Compliance with law The premises are to be used only for **STORAGE OF VEHICLES, BOATS, RV'S AND TRAILERS** owned by Tenant. Trash or other materials shall not be allowed in or near the leased premises. The storage of welding or flammable, explosive, corrosives or other inherently dangerous materials is prohibited. Lessee shall not store on the premises any items which shall be in violations of any order or requirement imposed by a Board of Health, Sanitary Department, Police Department, or any government or governmental agency or in violation of any legal requirement, or do any act, or cause to be done, any act which creates a nuisance in, or upon, or connected with, JPG premises.

3. Rules Lessee agrees to abide by all JPG Rental & Storage rules and policies that are now in effect or that may be in effect from time to time. Lessor agrees to supply written copies of said rules to Lessee as they now exist and those that may be modified or adopted in the future.

4. Condition and Alteration of Premises Lessee has examined the premises and hereby accepts them as being in good order, condition and repair. Lessee agrees to immediately notify Lessor of any defects, dilapidation or dangerous conditions. Lessee agrees to keep the premises in good order and condition.

5. Termination The tenancy under this agreement may be terminated by Lessor or Lessee by giving the one written or verbal notice to the other of his intention to terminate the tenancy at least 10 days prior to the date of termination. If Lessee vacates prior to the end of the said 10 day period, Lessee must nevertheless pay rent for said 30 days as herein above provided. There shall be no refunds of time or rentals not used prior to termination.

6. Abandonment Lessee shall not abandon the premises at any time during the term of this Agreement. Lessee hereby grants Lessor the right to put a hold on said Boat, RV, Trailer, etc until Lessee pays in full back rents to Lessor under this agreement. In the event notice to terminate has been given to Lessee for 30 days, or if Lessee is 30 days delinquent in his rent , then the premises may be deemed abandoned. Moreover, if Lessee shall abandon said premises or he is dispossessed by process of law or otherwise, then Lessor or his agent (s) shall have the right to take immediate possession and consider the tenancy terminated. The abandonment of premises, however, for a 30 days period has not been paid by Lessee to Lessor and in the event any of Lessee's personal property remains on the premises Lessee hereby grants to Lessor a security interest in said personal property. Lessor shall not be responsible for any damage done to said property during this period by way of moving, storage or otherwise.

7. Assignment or subletting Lessee shall not sublet or assign all or any portion of the premises of or Lessee's interest therein without prior written consent of Lessor.

8. Attorney's Fees If legal action shall be brought by Lessor, for the breach of any covenant or condition contained in this Agreement, the Lessee shall pay to Lessor all costs, expenses and reasonable attorney's fees incurred by Lessor in the aforesaid action.

9. Liabilities Lessee shall hold Lessor and his agents harmless from all claims of loss or damages to property and of injury to, or death of, persons caused by the intentional acts or negligence of Lessee, his guests, licensees or invitees, or occurring on the premises rented by Lessee. Lessee hereby expressly releases from any and all liability or loss or damage to Lessee's property or effects arising out of fire, theft or other causes to said possessions whatsoever. Lessee acknowledges that insurance is available from independent insurance companies for damage to Lessee's property and for the liability imposed in this paragraph.

10. Holdover Tenancy The term of this lease shall automatically be extended on a month to month basis until either party delivers to the other written notice of its intention to terminate this lease ten (10) days prior to the end of the then current rental month.

11. Lessor's Remedies Nothing herein contained shall limit or prejudice the right of Lessor to provide for and obtain as damages by reason of any breach of the Agreement an amount equal to the maximum allowed by any statue or rule of law in effect at the time when such breach takes place, whether or not the amount be greater, equal to, or less than the amount of the damages which Lessor may elect to receive under any provision of this Agreement.

NO STATEMENTS WILL BE SENT

Lessee is responsible for paying each month or making arrangements to pre pay with the office manager.
I understand and agree to the following statements listed below.

READ AND INITIAL BELOW

_____A. I understand there is a $10.00 setup fee per unit each time I establish a new rental of an indoor or outdoor unit(s).
_____B. I understand that rent is due on the 1st day of each month no matter when I lease up.
_____C. I understand that I will be locked out of my unit if payment is not received on the fifth (5th) day of the month.
_____D. A $10.00 Late fee will be due if rent is not paid by 5:00 on the 5th of the month.
_____E. JPG is not responsible for loss or damage to my property.
_____F. JPG does not provide insurance for my stored property.
_____G. I am required to provide my own insurance, or be uninsured (I am personally responsible for any loss to my personal property)
_____H. JPG pro-rates on the front end of my contract and NOT on the back end.
_____I. I understand and received the move out procedure form.
_____J. Any damage I make to property will be paid promptly.
_____K. A $25.00 cleanup fee will be charged if unit is not completely empty and swept out by lessee during move outs. Additional fees apply if trash or waste is left on property. See move out form.
_____L. If access is denied due to nonpayment, I must see manager during office hours. Payments made after normal office hours will be processed the following workday.
_____M. All sales are final. No refunds!
_____N. When moving out, I will take my lock with me and remove all trash from the property. If I leave lock on unit (empty or full) I am responsible for the rent each month it remains on the unit.
_____O. Gate hours are between 6:00 am to 9:00 pm, unless otherwise directed by agents.
_____P. I have read and understand the termination and cancellation terms.
_____ Q. If you are enrolled in autopay credit card billing, you must notify the office at least 10 business days prior to the next billing cycle to discontinue autopay and terminate your lease otherwise you will be charged.

In witness hereof, we acknowledge we have read and understand the above agreement. If there are special exceptions or conditions to the above they have been written below in the space provided.

This agreement entered into this _____ day of_____, 20_____.

_____ _____

Lessee signature Date JPG Rental & Storage Date

NOTICE TO LESSEE: DO NOT SIGN THIS AGREEMENT BEFORE YOU READ IT AND FULLY UNDERSTAND THE COVENANTS AND CONDITIONS CONTAINED HEREIN. KEEP A COPY OF THIS AGREEMENT TO PROTECT YOUR LEGAL RIGHTS. LESSEE HEREBY ACKNOWLEDGES BY SIGNING THIS AGREEMENT ABOVE THAT HE HAS READ, UNDERSTOOD AND ACCEPTS ALL THE TERMS AND CONDITIONS EXPRESSED IN THIS AGREEMENT.