

SIMONSON MINI STORAGE RENTAL AGREEMENT



Unit # _____ Gate Code: _____

1. **Rental of Storage Unit.** _____ ("Tenant") hereby rents from Wild Man Holdings LLC doing business as Simonson Mini Storage ("Landlord") a self storage unit ("Unit") described as a single storage unit located at 4108 Highway 93 South, Kalispell, Montana, in the County of Flathead.
2. **Rental Payment and Late Charge.** The Unit shall be rented on a month to month basis, beginning on the _____ day of _____, 20____ and continuing until this agreement or tenancy is terminated. The monthly rent for such Unit is \$ _____, monthly, and is payable in advance. The monthly rent is due on the FIRST day of each month. *There will be no invoicing, unless requested by the Tenant. Please write your unit number on your check or money order. You may drop off your payment at the Lock Box located at the storage unit gate or mail to Simonson Mini Storage, PO Box 1661, Kalispell MT 59903, or pay online at www.simonsonministorage.com* There will be a \$25.00 late charge if rent payment is not received by the 15th of the month. Please note, the unit will be double locked after 15 days of the due date, and access will be denied. Cash or money order is needed to eliminate double locking.
3. **Additional Rental Agreement:** The Landlord and Tenant further agree as follows: _____

4. **Extension of Rental Term and Termination:** This storage agreement shall be automatically extended each month unless the Tenant, in writing, delivers to Landlord a written notice of its intention to terminate this agreement ten (10) days prior to the end of the then current rental month. Landlord has the sole and exclusive right to terminate this agreement for any reason by giving the Tenant ten (10) days' written notice. Tenant shall quietly deliver up the Unit on the day of the termination of this Agreement, for whatever reason, "broom clean" and in as good condition as the same was when received, reasonable wear and tear, and loss by fire not caused by Tenant thereof excepted, and pay all sums due hereunder, in which event the security deposit shall be refunded within twenty (20) days of termination, provided the Tenant has notified Landlord within 24 hours of vacating the Unit and Landlord is satisfied that (a) all sums due hereunder are current; (b) the Unit is "broom clean"; and the Unit is not damaged.
5. **Permitted Use of Unit:** The Unit may be used and occupied only for the purposes of storing personal property and for no other purpose, and Tenant shall not use the Unit for living quarters, the storage of living animals or their carcasses, flammable chemicals, paint, other hazardous material, or any other material, the storage of which in a self-storage unit violates the applicable zoning or fire regulations. No mechanical, fabrication, manufacturing, assembly or other related work shall be allowed. No hooks, screws, nails or shelving shall be driven into the walls or framework of the building or storage unit. No signs, advertisement, notices or lettering shall be allowed on any part of the outside of the storage unit and the Unit is not to be used for retailing or wholesaling, this includes garage sales.
6. **Risk of Storage and Liability for Losses.** All property stored within the unit by Tenant shall be at Tenant's sole risk. *We suggest that you obtain insurance coverage for the items stored.* Tenant hereby agrees to indemnify Landlord and hold it harmless from any loss, damage, expense, or cost arising out of Tenant's acts or omissions to act; and Landlord shall not be liable to Tenant for any loss or damage that may be occasioned by or through the act or omission to act of other Tenants on the premises.
7. **Default and Remedies.** In the event Tenant fails to pay the rental obligation hereunder for fifteen (15) days, the Unit may be over locked by Landlord. In such event, Landlord shall notify Tenant that the Unit has been over locked and, if Tenant fails to pay all sums due hereunder within fifteen (15) days of the delivery of such notice, this Agreement shall terminate and Landlord shall then have the right to enter the Unit and remove the contents thereof. In the event of any other default in Tenant's obligations contained in this Agreement, the Tenant shall be notified of its default. Unless such default shall be cured within fifteen (15) days from the date of such notice, this Agreement shall terminate and Landlord shall then have the right to enter the Unit and remove the contents thereof.
8. **Miscellaneous. Notices.** Notices hereunder shall be in writing and shall be deemed to be dated and delivered whether actually received or not upon deposit in the United States mail, postage prepaid, properly addressed, to the party for which it is intended at the address given as said address may be changed by actual written notice from either party to the other. If Tenant moves it is the responsibility of Tenant to provide such information to Landlord in writing. **Assignment prohibited.** The interest of Tenant in this lease may not be sublet or assigned. **Utilities Not Provided.** No heat or other utilities provided. **Site Rules.** Tenant agrees to abide by all rules and policies that are now in effect or that may be put into effect from time to time. Written rules are explained and are posted on site. **Relocation.** Landlord reserves the right to relocate Tenant without expense to Tenant to any compartment of comparable size.

9. Executed this _____ day of _____.

X

Landlord - Thane Johnson

By Tenant X _____

Print Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Home Phone: _____

Business Phone: _____

Email Address: _____

Driver's License Number: _____ State _____

Landlord acknowledges receipt of the sum as the first month's rent of \$ _____

And the sum as a security deposit of \$ _____

Total Paid \$ _____.

REMINDER: Rent is due on the FIRST day of the month. Next Rent payment of \$ _____ is due _____.

*Wild Man Holdings LLC
dba **Simonson Mini Storage**
PO Box 1661
Kalispell MT 59903*

*www.simonsonministorage.com
simonsonministorage@gmail.com
406.471.8911 Erika – Manager
406.890.4409 Thane - Owner*