



South Eugene Storage LLC
 86430 Franklin Blvd.
 Eugene, OR 97405
 (541) 461-7874



RV Space Rental Agreement

This rental agreement is executed at the place and on the date set forth below, between South Eugene Storage LLC. (Hereinafter "Landlord") and _____ (Hereinafter "Renter") as evidenced by their signature below and is made subject to the terms and conditions set forth below in this rental agreement beginning on the _____ day of _____ 20_____. Renter desires to lease RV Space # _____ at an agreed price of \$ _____ per month with payment of the first month's rent due upon execution of this rental agreement. Landlord may change rental rates with a 30 day notice. South Eugene Storage has a **NO RENT REFUND** policy.

Year _____ Make & Model of Vehicle _____ License Plate # _____

***Item to be stored must not be over 20 years old, and item to be stored must also have a manufacturer identification plate.**

Please read each of the following. By initialing each statement Renter agrees that they have read, understand, and will abide by all of the following:

1. Payment of Rent: The rental period is month-to-month beginning on the dates shown above. Rent shall be due the same date each month thereafter and rent shall be paid in advance. If rent is not paid by the due date, renter will default. **If rent remains unpaid for a period of ten (10) days following the due date, a late fee of \$15.00 shall be charged to the renter, gate access to the facility will be denied. Rent that is twenty one (21) days past due will be charged a \$25.00 fee and a notice demanding payment will be sent by certified mail, return receipt requested, to Renter's Last Known Address.**

_____ Initial

Payments can be made in person during posted business hours, dropped in payment drop box at office location, mailed, or made online. Credit Cards are accepted and can be auto-billed monthly. Payments dropped in drop box after hours or on holidays will be posted the next business day. Make checks and money orders payable to South Eugene Storage. Please include the unit number on all checks and money orders. A \$25.00 NSF fee will be assessed to all returned checks. Returned checks must be paid by cash, money order, or credit cards.

_____ Initial

All partial payments received on past due accounts will be applied to late fees and past due rent first until the account is current. Late fees will be charged each month until past due balances are paid in full.

_____ Initial

2. Use of RV Space: The RV space shall be used ONLY for the storage of Renter's vehicle. Subletting the RV space is prohibited. No items which would violate any law or invalidate any insurance policy or which would be hazardous to persons or property in the vicinity of the rented RV space shall be stored in this space. No property shall be stored in the space unless the Renter has the legal right to possess that property. The Renter agrees to disclose to the Landlord the name(s) of any firm or individual who has any rights on property stored in the rented unit. The foregoing description of the premises/space is for identification purposes only. There shall be no adjustment in the rent payable hereunder and the agreement shall remain in full force and effect if the premises actually contain more or less square feet than set forth herein or if the premises are not the same one as identified. Renter covenants and agrees to use and occupy the leased space solely for the purpose of storage of the vehicle identified herein, and specifically agrees that Renter shall not use the premises for the storage of any gasoline or other fuel, oil, grease or other lubricant, tires or batteries, or any other accessories except for such gas, oil, grease, or other lubricant as may be contained in the operating parts of the vehicle stored at the facility, and in no case may the stored vehicle contain more than one-quarter of a tank of fuel. All sanitary toilets and collection tanks shall be appropriately drained before storing the vehicle at the leased space and, if appropriate, the stored vehicle shall be properly winterized prior to the month of November of each year. Renter shall at all times maintain a drip pan under all tanks and operating parts of the stored vehicle sufficient to retain all fluids maintained in the stored vehicle.

_____ Initial

3. Trash Removal: Renter understands there is **NO DUMPING** of trash on the property or in the dumpster(s) located on the property. The dumpster(s) on the lot are for office personnel and on-site management use ONLY. If any garbage is dumped on the property, management will review cameras and gate codes to determine responsible party. There is a non-negotiable fine of **\$150** for dumping on the lot, and **\$50** for unauthorized use of dumpster(s).

_____ Initial

4. Weather: In the event of a severe winter storm, i.e. ice and/or snow, the gates may be disabled. If this occurs, you will not be able to get into your space. If the gates are working, but the streets are icy, you may enter at your own risk. If you fall, hit the building, hit another car or person, South Eugene Storage will be exempt from any responsibility. You will be fully responsible for any accident caused by you if you choose to enter the lot under severe weather conditions.

_____ Initial

5. Right of Access: The renter shall have the right to access the rented RV space from 6:00 a.m. to 9:00 p.m. seven days a week, provided that all terms and conditions regarding payment of rent have been complied with. If renter is in default of this contract access to the facility will be denied. Any renter in default who enters the property will be considered trespassing. _____ Initial

6. Emergency Removal: Landlord specifically reserves the right to move or remove the stored vehicle from the leased space at any time, and without notice to Renter in the event of an emergency. For the purpose of this section, "emergency" shall be defined as any event which jeopardizes the health, safety and/or well-being of the self-storage facility or any of the buildings or land appurtenant to the buildings or any property or chattel stored at the self-storage facility. The Landlord shall exercise reasonable caution in removing the vehicle(s) and will endeavor to notify Renter of the new location of the vehicle or return the vehicle to the Renter's space after the maintenance or emergency has concluded. _____ Initial

7. Insurance and Responsibility for Damage: It is understood that the Landlord carries no insurance coverage which covers in any way whatsoever any loss that may be suffered by the Renters by theft, vandalism, fire, water damage, or by any other cause whatsoever. The Renter should obtain fire and extended coverage insurance with respect to property stored. The Renter agrees to indemnify and hold the Landlord harmless from and against all claims for damage to property injury costs, including attorney's fees arising from the use of the rental space. _____ Initial

8. Vacating RV Space: Either Landlord or Renter may terminate this agreement, without cause, upon not less than 30 days' written notice. RV Space is to be left in as Good Order and Condition as when rented. When vacating, all rent and charges due must be paid in full by cash, money order, or credit card. _____ Initial

9. Change of Information: Renter must notify Landlord of any changes in address, telephone, and contact information within 10 days of such change. Failure to notify Landlord shall constitute a waiver by Renter of any defense based on failure to receive any notice. _____ Initial

10. Entire and Sole Agreement Clause: This rental agreement constitutes the sole and only agreement between the Renter and Landlord and supersedes any prior understanding either oral or written between the parties. No subsequent oral agreement between employee of the Landlord and the Renter shall have any bearing whatsoever on the agreement. _____ Initial

11. Disclaimer: Failure by Renter to comply with each of the conditions and terms of this agreement, including the requirement to make rent payments when due, constitutes a default in this agreement. Landlord may, upon such default, after not less than ten (10) days' notice in writing to Renter, terminate this agreement. If Renter fails to vacate the RV Space after termination, Landlord shall be entitled to all remedies available under ORS Chapters 91 and 105 for breach of a commercial lease. In addition, upon default in payment of rent, Landlord may refuse Renter access to the property. _____ Initial

In accordance to state laws as listed in the Oregon Self Service Storage Facility Act and Eugene Codes Sec. 5.240, Sec. 18.868 ORE.98.810, if Renter fails to pay accruing rent for at least sixty (60) days after the rent becomes due and owing, Landlord shall deem the stored vehicle as unauthorized to park in the facility. A towing notice will be sent certified to Renter's Last Known Address. If the Renter does not cure the default on the RV Space within fifteen (15) calendar days from date of towing notice Landlord will have the vehicle towed at Renter's expense. _____ Initial

The storage space has been inspected by the Landlord and the Renter and is accepted for use as specified herein. If the Landlord should become involved in legal proceedings against the Renter for recovery of rent or to recover possession of the RV Space, and should prevail therein, the Renter, shall, in every case, pay Landlord all expenses thereof, including reasonable attorney fees.

_____ Initial

I certify that I have read and agree to all of the terms herein.

Signature of Renter

Signature of Authorized Agent for Landlord