



VikinglandStorage.com

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STORAGE LEASE AGREEMENT

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Storage Items

#	Item Description	Storage Location	Length (ft)	Drop-Off	Pick-Up	Units	Unit Price	Total
1								
Storage Total								\$0.00

THIS LEASE is made this ____ day of _____, 20____, between Vikingland Storage having its office at 6981 Violet Dr SW., Farwell MN hereinafter referred to as the "Lessor", and the Lessee, named above.

The Lessor hereby makes available to Lessee and the Lessee accepts from the Lessor certain storage space to be used only for the parking and storage of the item(s) as described above, subject to the following terms and conditions. For purposes of this Agreement, the term "Vehicle" shall be deemed to include recreational vehicles, boats with trailers, and other permitted item as noted above. The term Storage Area shall include the space apportioned for the storage of the Vehicle.

1. Term. The term of this Lease shall commence on the day listed drop-off date until the noted pick-up date. The Lessor may terminate this Lease at any time, with or without cause, by giving not less than seven (7) days prior written notice to the Lessee; the Lessee may terminate this Lease, with or without cause, by giving not less than seven (7) days written notice to the Lessor. Notwithstanding the foregoing, this Lease shall, at the discretion of the Lessor, terminate automatically, without notice, should any of the following events occur: Lessee becomes more than thirty (30) days delinquent in the payment of any assessment; or should Lessee fail to pay rent pursuant to this Agreement; or should the Lessee violate any provisions of this Lease Agreement or any Rules that may be promulgated by the Lessor pertaining to the Storage Area; or should the Lessee misuse or cause damage to a storage space. Upon termination of this Lease for any reason, all rights granted by this Lease shall expire and revert to Lessor.

2. Rent. Rental amount for the entire lease term is listed above which includes all applicable taxes and fees, payable upon execution of the Lease and is non-refundable. Lessee shall be paid via credit card at the time of reservation. Rent is based upon the length of the item being stored and is at a rate of \$32.00 / ft. If it is found that the actual length exceeds the length provided during registration, the additional footage will be charged at the regular per-foot rate plus a 50% surcharge on the additional length. Management reserves the right to charge the credit card on file for this additional footage.

3. Late Charges; Removal of Property. If any amount under the Lease is not paid when due, Lessor may charge Lessee a late fee of \$10.00 per day for each day the rent or other charges remain unpaid, up to a total of ten (10)

days. If such charges remain unpaid for ten (10) days, then on the 11th day Lessor may consider the Lease terminated and shall notify Lessee in writing ("termination notice") to immediately remove all of Lessee's property from the Storage Space and/or Storage Area. If Lessee fails to remove his/her property within three (3) business days of the date specified in Lessor's termination notice, then Lessor may remove such property from the Storage Space / Storage Area and will be subject to a claim of a lien in favor of the Lessor if rent or other assessments are due. Lessee expressly consents to the Lessor taking full control of the Vehicle stored on the premises if the owner defaults in anyway under this agreement.

4. Insufficient Funds. Lessee agrees to pay the charge of \$30.00 for each payment given by Lessee to Lessor that is returned to Lessor for lack of sufficient funds or credit.

5. Use of Premises. Lessee shall use the premises exclusively for the storage of Lessee's vehicle/boat/trailer/etc. Lessee understands that the use of electricity for refrigerators, freezers or other appliances is not permitted. Lessee shall not use the premises for any illegal or otherwise prohibited activities.

6. Hazardous or Illegal Materials. Lessee shall not keep, have on or dispose of any item defined as a hazardous substance by any Governmental Agency, including but not limited to, oil, coolant, or any substance that could adversely affect the safety of the public. Vehicles may be stored with the amount of fuel designated by the Vehicle manufacturer. Lessee shall not keep or have on or around the premises any illegal items, materials or substances.

7. Security and Responsibility for Loss. Lessee understands that Lessor does not provide any security alarm system or other security for the leased premises. Lessee's possessions will occupy the premises entirely at the risk of the Lessee. Lessee releases Lessor from any loss, damage, claim or injury resulting from any casualty. Lessor is not responsible for carrying any insurance covering Lessee's possessions. Lessee will at his own expense, obtain insurance for the property stored at the premises.

8. Responsibility of Lessee. Lessee shall make no improvements, alterations or additions to the Storage Space or Storage Area without the prior written consent of the Lessor, or its designated agent. The Lessee shall maintain any permitted Vehicle parked therein in an operable and presentable condition. The Lessee may not use any other space unless specifically designated herein or in a separate lease agreement. If Lessee fails to remove the Vehicle(s) from the Storage Space and Storage Area after termination of this Lease, or in the event Lessee fails to pay rent within thirty (30) days of the due date, the Lessor may have the Vehicle towed and stored off-site and the lessee hereby agrees to pay or to reimburse the Lessor for all expenses incurred in towing and storage of said Vehicle. Lessee shall exercise due care in the use of the Storage Space and Storage Area, and agrees to vacate the same in good condition, ordinary wear and tear excepted. Lessee shall be responsible to make repairs or to reimburse the Lessor for the expenses of repairing any damage done to the Storage Space or Storage Area or its structure, due to the negligence of the Lessee or guests in the operation of said Vehicle and the use of the Storage Space.

9. Liability for Damage: Insurance. Lessee shall at all times during the term of this Lease maintain liability insurance protecting Lessee from damages resulting from personal injuries and property damages arising from the use of any Vehicle utilizing the Storage Space and shall provide written proof of such insurance to the Lessor upon request. To the extent not covered by insurance, Lessee hereby indemnifies and agrees to hold the Lessor, and its officers, agents, members and employees, harmless against all claims, actions, proceedings, damages and liability, including attorney's fees, arising from or connected with Lessee's possession and use of the Storage Space and his Vehicle. Lessee hereby agrees to assert no claim of coverage under any Insurance policy of the Lessor for claims arising out of such use. Lessor shall not be responsible for theft of the Vehicle or any personal property therein or a part thereof nor shall Lessor be responsible for any damage to the Vehicle.

10. Rules and Regulations. Lessee agrees to abide by all of the rules and regulations promulgated from time to time by the Lessor in regard to the Storage Area and storage spaces. Lessee acknowledges receipt of a copy of the rules and regulations, if any, in effect at the time of execution of this Lease.

11. Acceptance of Premises. Lessee acknowledges that it has inspected the Storage Space and satisfied itself that said space is adequate for parking of the Vehicle and accepts the parking space in its present condition.

12. Assignment. This Lease shall not be assigned or sub-leased by the Lessee. The Storage Space may not be rented for other's use by the Lessee.

13. Deposit. There is no security deposit.

14. Severability. If any part or parts of this Lease shall be held unenforceable for any reason, the remainder of this Lease shall continue in full force and effect. If any provision of this Lease is deemed invalid or unenforceable by any court of competent jurisdiction, and if limiting such provision would make the provision valid, then such provision shall be deemed to be construed as so limited.

15. Binding Effect. The covenants and conditions contained in the Lease shall apply to and bind the parties and their heirs, legal representatives, successors and permitted assigns of the parties.

16. Governing Law. This Lease shall be governed by and construed in accordance with the laws of the State of Minnesota.

17. Notice. Any notice required or otherwise given pursuant to this Lease shall be in writing and mailed certified return receipt requested, postage prepaid, or delivered by overnight delivery service to the following addresses:
Lessor: Vikingland Storage, 6981 Violet Dr SW, Farwell, MN 56327

18. Gender. Whenever referring to the Lessee, the term "his" as used herein shall apply equally to the feminine gender and the singular shall apply to the plural.

19. Entire Agreement Modification. This Agreement sets forth the entire understanding of the parties hereto and supersedes any and all prior agreements made by the parties, both oral or written, concerning the subject matter hereof and no representation, promise, inducement or statement or intention regarding the subject matter hereof has been made by any party which is not set forth in the Agreement. This Agreement shall not be modified, altered or amended except by an instrument in writing signed by or on behalf of the parties hereto.

20. Indemnity/Release of Lessor. Lessee hereby agrees to indemnify and hold Lessor harmless against all claims, and any costs (including attorney's fees and disbursements) which Lessor may incur arising from, related to, or in any way connected with the use or occupancy of the Storage Area and Storage Space, or the terms of this Lease, including any claims, damages, losses or occurrences resulting from the negligence of the Lessor.

Signature of Lessee

Date