

To fill out the following Rental Agreement, please follow the
these directions.

- 1) Save pdf to your computer.
- 2) Open in Adobe Acrobat Reader(free).
- 3) Fill out form.
- 4) Save the document and email to: **info@steamboat-storage.com**

Mailing Address:
P.O. Box 772241
Steamboat Springs • Colorado 80477



Physical Address:
2504 Downhill Drive
Steamboat Springs • Colorado 80487

PLEASE INCLUDE UNIT # ON CHECK

Notify Insurance:

DROP BOX LOCATED BACKSIDE OF UNIT E-1

(970) 846-7508

Name _____ Date _____
Last First

Mailing Address _____ Res. Phone _____
Work Phone _____

Authorized Person _____ Mobile Phone _____

Occupation or Business _____ E-Mail _____

(Tenant) hereby rent from (Lessor), those certain premises described as Space Number _____

Size: _____ Located at AAMES STORAGE, LLC 2504 Downhill Drive, hereinafter referred to as "premises".

1. RENT - Rent is the sum of \$ _____ per month, payable without notice, due on the **1st day of each and every calendar month** to Lessor or to Lessor's designated agent. **In the event the rent is not paid within 5 days after the due date, late payment must be paid in cash, money order or certified bank check** or in the event of a dishonored bank check from Tenant to Lessor (because actual damage for said late payments and dishonored bank checks are extremely difficult to ascertain), Tenant agrees to pay **\$25.00** as liquidated damages for said late payment and \$25.00 as liquidated damages for said dishonored bank check as additional rent. In the event that a check remains unpaid nothing herein shall be deemed to prohibit the Lessor from proceeding under the provisions of C.R.S. 13-21-109.

9. TENANT'S DEFAULT - If Tenant is in default under the terms of this agreement continuously for a period of 30 days then the Landlord may, after giving the tenant written notice to the last known address furnished in this rental agreement unless changed in writing, lock the premises and the Tenant shall be denied further access to the premises until the rent and other fees and costs allowed hereunder are paid in full. After the Tenant has been in default continuously for a period of 30 days, Lessor may proceed under C.R.S 38-21.5-103 and shall have the right to reenter and take possession of the property stored therein for the purpose of sale and disposition. Lessor shall thereupon notify all interested parties of sale as provided by C.R.S 38-21.5-103, and upon sale of the property Lessor shall apply all funds received from said sale to accrued rental and other charges due Lessor. Such charges shall include all reasonable costs incurred in enforcing this agreement including court costs and attorney fees. N.B. ALL ARTICLES STORED UNDER THE TERMS OF THIS RENTAL AGREEMENT WILL BE SOLD OR OTHERWISE DISPOSED OF IF NO RENTAL PAYMENT HAS BEEN RECEIVED FOR A CONTINUOUS 30 DAY PERIOD.

2. DEPOSIT - Tenant shall pay in advance a security, cleaning and damage deposit of \$ _____, to be held by Lessor for the faithful performance of the terms of this agreement, for cleaning, sweeping and repair of the premises after surrender of the same by the Tenant. The deposit shall be refunded to the Tenant within reasonable time after Tenant vacates the premises, less all charges for cleaning, repairing, lock cutting and replacement of any missing items or other amounts due under this agreement when necessary to compensate Lessor for loss or damage caused by the breach of Tenant, including any amounts necessary to compensate Lessor for delinquent rent owed by Tenant. At the termination of this tenancy, it shall be Tenant's responsibility to return the premises in the same condition as they were in when rented to Tenant. Any security deposit subject to return shall be sent to Tenant at the address shown above unless the Tenant has given written notice of a change of address prior to the termination of the lease.

10. ASSIGNMENT OR SUBLETTING - Tenant shall not sublet or **assign** all or any portion of the premises or Tenant's interest therein without the prior written consent of Lessor.

3. TERMINATION - The tenancy under this agreement may be terminated by either party by giving a **written notice or phone message to vacate 14 days prior** to the end of any rent term. Upon termination Tenant shall do the following: Completely vacate the premises leaving the same in as good and clean of condition as it was in at the commencement of the tenancy, ordinary wear and tear accepted; deliver all keys, locks, or other rented items from Lessor and arrange and complete a final inspection of the premise with the Landlord if the latter deems necessary. **Without proper notice you forfeit 2 weeks rent and/or the security deposit.**

11. ATTORNEY'S FEES - Tenant shall pay all costs incurred by the Lessor in repossession of the premises and the enforcement or termination of this agreement, including but not limited to reasonable attorney's fees.

4. USE AND OCCUPANCY AND COMPLIANCE WITH LAW - The premises are to be used only for storage of personal property and household goods owned by Tenant. Tenant further agrees that the premises will not be used for operation of any business; for human or animal occupancy. Therefore no trash or other materials are allowed in or near the leased premises. Tenant shall not store any illegal or hazardous material on the premises as that term is defined by the Comprehensive Environmental Response, Compensation and Liability Act. The storage of welding or flammable, explosive or other inherently hazardous or dangerous material is prohibited. Vehicles or other similar fuel-driven equipment may be stored only if the fuel tanks are empty. Tenant shall not store in the premises any items which shall be in violation of any order or requirement imposed by any Board of Health, Sanitary Department, Police Department, or other government or governmental agency or in violation of any other legal requirement, or do any act or cause to be done any act which creates or may create a nuisance in or upon or connected with the premises. No household trash.

12. DISCLOSURE OF TENANT'S LIEN HOLDER INTEREST - Pursuant to C.R.S. 38-21.5-101(6). Lessor directs Lessee to disclose any lienholders with an interest in property that is or will be stored in the self-service storage facility. Tenant represents that there are NO LIENS against the property stored or to be stored in or on the space or on the premises of the storage unit EXCEPT THE FOLLOWING:

Description of Property _____ Lienholder Name & Address _____

Additional items

- *Notify Insurance Company of storage rental.
- *Articles may NOT be left outside of dumpster and NO home trash.
- *One lock per unit only.

5. RULES - Tenant agrees to abide by all rules, and policies that are posted and are now in effect or that may be put into effect from time to time. Lessor agrees to supply written copies of said rules to Tenant as they may be modified or adopted in the future.

13. LIABILITIES - Tenant shall hold Lessor and his agents harmless from all claims of loss or damage to property and of injury to or death of persons caused by the acts or negligence of Tenant, his guests, licensees or invitees, or occurring on the premises rented for Tenant's exclusive use. Tenant hereby expressly releases Lessor from any and all liability or loss or damage to property or other causes beyond the reasonable control of Lessor. Tenant's possessions within the building are so placed at Tenant's sole risk and lessor shall have no liability for any loss or damage caused to said possessions whatsoever. Tenant acknowledges that insurance is available from independent insurance companies for damage to Tenant's property and for the liability imposed in this paragraph.

6. CONDITION AND ALTERATION OF PREMISES - Tenant has examined the premises and except as otherwise stated on this writing and signed by the Lessor and Tenant hereby accepts them as being in good order and condition and agrees to pay Lessor promptly for any repairs on the premises, caused by Tenant's negligence or misuse or the negligence or misuse of Tenant's invitees, licensees, and guests. Tenant shall make no alterations or improvements on the premises without the prior written consent of Lessor. Should Tenant damage or depreciate the premises or make alterations or improvements, without the prior consent of Lessor, then all costs necessary to restore the premises to its prior condition shall be borne by Tenant.

Lessor hereby acknowledges receipt of \$ _____ as payment in advance of rent from this date through _____.

Lessor further acknowledges receipt of \$ _____ for security deposit, cleaning and damage deposit as defined herein.

This agreement has been executed on _____.

7. INSPECTION - Tenant agrees that Lessor or his agent may at any reasonable time enter to inspect the premises or make repairs. Tenant further agrees that Lessor or his agent may show the premises to prospective purchasers of the property or to lending institutions or their representative at any reasonable time, or if notice of termination of this tenancy has been given by either party, to prospective tenants during the 30 day period prior to termination.

By _____
Tenant

By _____
AAMES STORAGE, LLC

8. ABANDONMENT - Tenant shall not abandon the premises at anytime during the term of this agreement. If Tenant shall abandon said premises or be dispossessed by process of law, or otherwise, then Lessor or his agent shall have the right to take immediate possession of and reenter said premises.