



RV Pricing: \$60.00/Month for up to a 30 FT RV or Travel Trailer

Boat Pricing: \$50.00/Month

THIS AGREEMENT made this between Leisure World Pools INC, hereinafter referred to as "LANDLORD" AND

[Customers Name] _____, hereinafter referred to as "TENANT".

[Customers Address] _____

Phone: _____ Email: _____ Rate: _____ Per Month

The management of Leisure World Pools will endeavor to protect all personal property on the premises, but in no way accepts or assumes any responsibility for the loss or damage to said property by fire, theft, vandalism, robbery, acts of God, or damage of any kind to said property. The undersigned hereby releases Leisure World Pools INC and its owners and agents from all responsibility of fire, theft, vandalism, robbery, acts of God or damage of any kind to the property of said undersigned. There is a gate code, and surveillance cameras on the property. **We offer seasonal storage. One time in one time out.**

Description of stored Boat/RV: _____ TAG # _____

Rental period shall begin: _____ End date (if any) _____

Would you like to store a credit card on file for auto-debit? (Circle one): Yes/No

If so, please provide payment information below:

Card type: _____ Name on Card: _____ Card #: _____

Exp: _____ CVV: _____

[Customers Signature] _____

By signing above I give Leisure World Pools permission to debit my account on a monthly basis to cover money owed for storage rent.

Storage Rules and Policy

- 1. All rent due and payable in advance
- 2. \$10.00 late Fee charged after the 10th day of when the rent is due.
- 3. \$30.00 Charge on all NSF checks.
- 4. Landlord must be notified 15 days prior to when you plan to vacate, or another month's rent is due.
- 5. Tenant agrees that at the expiration of the term of this lease, the premises will be returned in as good condition as when rented, normal wear accepted.
- 6. No Camping or inhabitation allowed.
- 7. Tenant agrees not to let, sublet, or assign the whole, or any part of the premises without written consent of the landlord.
- 8. Tenant shall not keep or have on the premises, any article or thing of a dangerous, inflammable, or explosive character, which might be considered hazardous by a responsible insurance company.
- 9. When storage rent is 15 days past due, Boat/RV will be double locked by landlord, and no entry allowed until account is paid in full.
- 10. The lessor (landlord) has a lien on the property stored in a leased space the day the rent is unpaid and due. The property stored in the leased space may be sold to satisfy the lien if the occupant is in default.
- 11. Any insurance protecting personal property stored within the storage space, against fire, theft, or damage must be provided by the occupant.
- 12. Tenant is required to disclose any lien holders or secured parties who may have an interest in property that is, or will be stored in this storage facility.
- 13. All RV & Boats must have up to date registration & insurance documents

I have read, understand and agree to the storage rules & policies on the front and reverse of this lease/storage agreement.

Signature: _____

Insurance Carrier: _____
Policy# _____
Phone # _____

COVENANTS, CONDITIONS, AND AGREEMENTS:

As a further consideration for the use and occupancy of said premises the parties hereby agree to faithfully keep and be bound by the following **covenants, conditions, and agreements:**

The premises are to be kept in a clean and sanitary condition by Tenant and all debris or other garbage which may accumulate thereon during the term are to be removed, and, in case of failure to remove the same, Landlord may collect as rent due and in arrears double the cost of removal.

All items and articles must be stored inside the unit leased to Tenant and will not be kept outside the storage building. Flammable liquid and used tires may not be stored inside or outside of the unit.

Alcoholic beverages or illegal drugs may not be consumed, sold, or kept on the premises. No person under the influence of alcohol or illegal drugs is permitted on the property.

No unlawful business shall at any time be carried on upon or from said premises.

Acceptance by Landlord or any of the said rent at any time after the same shall become due, after such default has been made in the payment thereof, or any failure to enforce any of the rights herein reserved to Landlord, or any of the penalties, forfeitures or conditions herein contained, shall not in any wise be considered a waiver of the right to enforce the same at any time without any notice whatsoever, and any attempt to collect the rent by one proceeding shall not be considered as a waiver of the right to collect the same by any other proceeding, but all of the rights of the Landlord, and all forfeitures, penalties and conditions may be enforced together or successively at the option of Landlord.

It is further agreed that if Tenant shall become insolvent, make an assignment for the benefit of creditors, commit any act of bankruptcy, file a voluntary petition in bankruptcy, or if any judgment shall be entered or an involuntary petition in bankruptcy filed against Tenant, all the rent reserved for the full term of this lease shall become due and collectible immediately by distress or otherwise.

And Tenant hereby waives the usual notice to quit, and agrees to surrender said premises at the expiration of said term, or the termination of this lease, without any notice whatsoever. And upon any proceeding instituted for the recovery of said rent, Tenant waives the benefit of all appraisal, stay and exemption laws, the right of inquisition on real estate, and all bankruptcy or insolvency laws now in force or hereafter passed.

It is further agreed that the terms and conditions of this Lease Agreement shall in no way be changed or altered, except by a writing signed by all the parties hereto; and if the said Tenant shall continue in possession of the said premises after the expiration of said term, at the option of the Landlord such holding over may be held and deemed a renewal of this Agreement for another like term, the same as though a new Agreement of leasing, identical with this, had been executed and delivered by the said parties hereto for a succeeding term.

The conditions of this Agreement shall extend to the heirs, administrators, executors and/or successors of all parties hereto.