

# Highland Self-Storage

1063 Highland Avenue (307) 672-7575

MAILING ADDRESS:

P.O. Box 417, Sheridan, WY 82801

## STORAGE UNIT RENTAL AGREEMENT

TO PAY ONLINE: [highlandselfstorage.us](http://highlandselfstorage.us)

The above named Operator hereby leases Storage Unit No. \_\_\_\_\_ at its facility at the above named address, to: (name) \_\_\_\_\_ Occupant.

The primary term of this lease shall be from month to month for \$ \_\_\_\_\_ due on the ***first*** of each month, plus a ***\$40.00*** clean-up/security deposit (refundable upon Operator's inspection and approval of cleanliness of storage unit and the proper ***ten day notice*** has been given). Said clean-up deposit fee will be returned to Occupant within 30 days of vacating storage unit. This rental agreement will terminate unless it is renewed on or before the 1<sup>st</sup> day of each month, with the above monthly payment, in advance to the above named Operator.

**\*\*\*\*Your rent payment is due on the FIRST of the month. A \$25.00 LATE FEE WILL BE CHARGED PER UNIT IF THE RENT IS NOT PAID AND RECEIVED BY THE FIFTH OF THE MONTH. You will not receive a bill. It is your responsibility to pay promptly. Rent is prorated upon move-in and due on the first day of each full month thereafter. THERE IS NO REFUND FOR UNUSED DAYS IF YOU VACATE AFTER THE FIRST OF THE MONTH. Operator's lock will be put on Occupant's unit(s) on the 8<sup>th</sup> day of the month, if you are delinquent in payment; and a \$15.00 lock-up fee will be charged to remove Operator's lock from Occupant's unit(s). A \$40.00 service fee will be charged on all returned checks. Operator reserves the right to increase monthly charges with thirty (30) days written notice to Occupant.**

Occupant understands and agrees to occupy the storage unit upon the following terms and conditions:

- A. The storage unit shall be used for no unlawful purpose, will be kept in good condition, and no explosive or highly inflammable material goods will be stored in the storage unit except gasoline in motor vehicle tanks or boat tanks. No propane bottles. No ammunition or dangerous chemicals shall be stored in the storage unit. All batteries shall be disconnected if said item is to be stored for longer than sixty (60) days. All items of a perishable nature shall be removed from any item stored in said unit. Nothing that is alive and eating shall be stored in storage unit; nothing that leaks or makes loud noise shall be allowed to be stored in storage unit; no sleeping will be allowed in unit; no sanding or spray painting will be done within the unit. Operator shall have the right to inspect said storage unit to enforce this clause.
- B. Occupant shall not park, store or place any property owned by Occupant in such manner as to block the access to any other storage unit not leased by Occupant. Occupant shall not store any items plugged into electrical outlets unless agreed to by Operator, in writing, and the payment of reasonable use of the electricity therefore.
- C. Occupant further warrants the storage unit shall not be used except for personal property that Occupant legally has the right of possession.
- D. Operator is not engaged in the business of storing goods for hire, nor is Operator a warehouseman but is just an Operator. Consequently, no supervision or control will be exercised by Operator over Occupant and Occupant must take whatever steps Occupant deems necessary to safeguard what is stored in the unit. Operator carries no insurance which in any way covers any loss that Occupant may have or claim while renting the storage unit; hence Occupant must carry any insurance desired. Operator shall not be responsible or liable, directly or indirectly, for loss or damage to what Occupant stores in the storage unit, no matter what the cause, including fire, explosion, theft, wind or water damage, freezing, or vermin, regardless of whether such loss or damage may be caused or contributed to by the negligence of Operator.

- E. THE OPERATOR HAS A LIEN ON ALL PROPERTY STORED IN UNIT(S) FOR RENT, LABOR OR OTHER CHARGES, INCLUDING LATE PAYMENT CHARGES, LOCK-UP CHARGES AND SERVICE FEE FOR RETURNED CHECKS AND FOR EXPENSES REASONABLY INCURRED BY ANY SALE. PROPERTY STORED IN STORAGE UNIT(S) MAY BE SOLD AND/OR DISPOSED OF IF THE OCCUPANT IS IN DEFAULT.
- F. If Occupant fails to pay the rent when due or fails to vacate the premises promptly upon expiration of the rental agreement, then Operator shall have the right to remove the lock on the storage unit, enter said unit and inspect its contents, and place Operator's lock on said unit, and begin proceedings to collect amounts due Operator. The expenses which Operator shall be entitled to recover from Occupant shall include, without limitation, reasonable attorneys' fees incurred by Operator in the process of enforcing Operator's rights hereunder. Operator shall have all rights and remedies provided by the laws of Wyoming including, also without limitation, those contained in Wyoming Statutes Sections 29-7-101 through 29-7-106, as amended.

Occupant shall indemnify and hold harmless Operator from any and all expenses, demands, claims, sections or causes of action arising directly or indirectly as a consequence of storage or property in the storage unit by Occupant.

All notices called for herein shall be given at the address shown on attached information sheet. It shall be the duty of Occupant to furnish Operator in writing any change of address or phone number by way of mail, personal delivery or by a modification of the lease agreement duly initialed.

The Occupant shall not sublet the storage space, or any part thereof, or assign this rental agreement without Operator's prior written consent. No sale of any kind shall take place at rental property.

The Occupant shall give the Operator at least ten (10) days advance notice of the date he/she plans to vacate the storage unit(s) and Occupant must have his/her belongings out of the storage unit facility by 6:00 p.m. on said date unless otherwise agreed to in writing, between Occupant and Operator.

This contract shall be binding upon, and inure to, the benefit of the parties hereto, their heirs, successors, personal representatives and assigns.

Highland Self-Storage is not responsible for any accidents that may occur in or around its facilities.

ACCEPTED AND AGREED TO THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_.

## ***WE DO NOT SEND STATEMENTS***

By: \_\_\_\_\_  
 HIGHLAND SELF-STORAGE

\_\_\_\_\_  
 OCCUPANT'S Signature