

**Easy 2 Wash LLC  
Storage Unit Rental Agreement**

The following is the storage unit rental agreement to be filled out and signed by the tenant on or before the time of rental. Please read this document carefully.

- A. Storage Unit Rented: The storage unit to be rented shall be commonly known as Unit No.- \_\_\_\_\_ (the "Storage Unit"). The total square footage for the Storage Unit is \_\_\_\_\_, more or less.
- B. Monthly Rental Fee: The monthly Rental Fee for this storage unit shall be \$\_\_\_\_\_ per month (the "Rental Fee").
- C. Term: The minimum rental period is one month.
- D. Late Fees: A Late Fee of \$20 or 20% of the monthly rent (whichever sum is greater) will accrue 5 days after the 1st day of the month in which the rental Fee is due as permitted by ORS 87.694.

Tenant hereby rents from Easy 2 Wash LLC ("Landlord") the Storage Unit described above on the terms and conditions set forth below:

- 1. The tenancy created herein shall be on a month-to-month basis. Both Tenant and Landlord may terminate the tenancy at any time on a 15-day notice sent to the address stated in this Agreement.
- 2. The Rental Fee specified above shall be paid monthly in advance to the Landlord at the address set forth below. The Rental Fee payment shall be made on or before the fifth (5) day of the month in which the Rental Fee is due.
- 3. Rental Fee payments shall be made payable to Easy 2 Wash LLC and shall indicate the storage unit number on the payment. Payments shall be mailed or delivered to the following address:

Easy 2 Wash LLC

\_\_\_\_\_  
\_\_\_\_\_

PLEASE NOTE THAT NO MONTHLY BILLING STATEMENTS  
OR INVOICES WILL BE SENT TO THE TENANT.

- 4. Tenant agrees to keep its mailing address and phone number current with Landlord.
- 5. The Storage Unit Space is rented for storage purposes only, unless otherwise indicated herein. Any and all other activity such as automobile or truck repair, painting, or carrying on of a business from the Storage Unit or on the premises is strictly prohibited.
- 6. Tenant agrees that Landlord, its agents and employees have not made and make no representations of warranties of any kind or nature, directly or indirectly, expressed or implied, as to any matter whatsoever related to the Storage Space and facility. \_\_\_\_\_  
**INITIAL**

7. Tenant has been given an opportunity to inspect and has inspected the Storage Unit Space, and that Tenant accepts the Storage Space as is and with all faults. \_\_\_\_\_ **INITIAL**
8. The tenant may post no signs. Nothing is to be nailed or fastened to the walls of the Storage Unit without authorization from management.
9. No materials or substances shall be stored in the Storage Unit that are a hazard to the building or other tenants. This prohibition specifically includes, but is not limited to, the storage of the following items:
  - a. Combustible materials and substances, explosives and other materials that would endanger the building or other property.
  - b. No food or food items shall be stored in the Storage Unit.
  - c. No illegal drugs, pharmaceuticals or substances shall be stored in the Storage Unit.
  - d. No stolen items or good shall be stored in the Storage Unit.
  - e. No living or dead animals shall be stored in the Storage Unit.

This list is not intended to be an exhaustive list of prohibited storage items. Landlord may modify or add to the list of prohibited storage items at any time and without advance notice to Tenant. If Tenant is storing an item in the Storage Unit which the Landlord later determines to be a prohibited item, Tenant must remove the prohibited item within 24 hours of Landlord's posting of the prohibited items.

10. The Landlord will not furnish utilities for the Storage Unit. The Storage Unit is not to be heated or cooled. Tenant is prohibited from placing a heating or cooling unit or system within the Storage Unit, other than to simply store the heating or cooling unit.
11. The Landlord shall not be liable for any personal injury to the Tenant or for any damage to the property of the Tenant regardless of how such injury or damage may be caused and regardless of whether or not such injury or damage is from the action of the elements or acts of negligence of the Landlord or occupants of adjacent Storage Units. \_\_\_\_\_ **INITIAL**
12. The Landlord reserves the right to enter the Storage Unit in the event of an emergency or for the purposes of inspection to see that the terms and conditions of this rental agreement are being complied with. Landlord retains the right to remove and secure for Tenant the property in the storage space to another space or facility. For the purpose of this Paragraph, the term "emergency" means any sudden, unexpected occurrence or circumstance which demands immediate action. \_\_\_\_\_ **INITIAL**
13. Tenant and Landlord each release the other from any cause of action for risk which may be covered by fire or extended insurance coverage policies of either the landlord or the Tenant. It is the purpose of this provision to eliminate the subrogation rights of respective insurance carriers of the Tenant and Landlord.
14. The risk of loss of the property stored in the Storage Unit is with the Tenant. The Landlord does not have any insurance coverage for Tenant's property and Tenant shall provide whatever coverage Tenant desires for his/her own property at Tenant's own cost. Tenant acknowledges that Landlord does not insure Tenant's property. \_\_\_\_\_ **INITIAL**

15. The tenant shall provide its own lock. The tenant agrees to place only ONE lock on the door when the unit is rented. Tenant will keep this space locked at all times when not being used by the tenant until the tenant removes the lock to vacate the premises. Tenant is responsible for the performance of its own lock. Landlord is not liable for any failures or breaches of Tenant's lock. ANY SPACE FOUND UNLOCKED AND UNATTENDED WILL BE LOCKED BY THE OWNER PLACING A LOCK ON THE SPACE. LOCKS PLACED BY THE OWNER FOR ANY REASON WILL BE REMOVED ONLY DURING OFFICE HOURS OF THE SELF-STORAGE FACILITY. \_\_\_\_\_ **INITIAL**
  
16. In the event that Tenant fails to pay the Rental Fee within ten (10) days after the Rental Fee is due, the tenancy created herein shall terminate and the Landlord shall be entitled to take immediate possession of the Storage Unit and may exercise any and all remedies available to Landlord by law. This includes the right to lock and make the storage unit unavailable to Tenant unless and until the Rental Fee is paid. By signing this Rental Agreement, TENANT SPECIFICALLY GRANTS TO LANDLORD A LIEN ON THE TENANT'S STORED PERSONAL PROPERTY FOR THE PAYMENT OF ANY RENT DUE AND APPLICABLE FEES. \_\_\_\_\_ **INITIAL**
  
17. In the event any legal action is necessary for the Landlord to enforce any payment of rent or for resumption of possession under the terms for this Rental Agreement, the prevailing party in such action shall be entitled to their reasonable attorneys' fees both on trial and on appeal.
  
18. The Rental Fee for subsequent months is subject to increase upon 30 days' advance written notice to the Tenant.
  
19. I agree that if I have submitted to Landlord a credit card authorization, that Landlord may charge my credit card each month for the amount of the Rent.
  
20. The Rental Agreement may not be assigned, nor may the Storage Unit be sublet by the Tenant without the express written consent of the Landlord.
  
21. This Rental Agreement contains the entire agreement of the parties. If any provision of this Rental Agreement is determined to be unlawful by a court of law, the remaining provisions of this Rental Agreement shall remain in full force and effect.
  
22. This Rental Agreement shall be covered by the laws of the State of Oregon. The forum for any disputes or lawsuits brought under the Rental Agreement shall be Yamhill County, Oregon.

**By signing below, I, the Tenant, state that I have carefully read and understand this Agreement.**

Dated: _____	Signed: _____
	Printed: _____
Dated: _____	Signed: _____
	Printed: _____

Address: \_\_\_\_\_ Phone: \_\_\_\_\_  
\_\_\_\_\_ Cell: \_\_\_\_\_  
\_\_\_\_\_ Email: \_\_\_\_\_  
\_\_\_\_\_

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ACCEPTED BY LANDLORD ON \_\_\_\_\_ (date).

Easy 2 Wash LLC ("Landlord")

By: \_\_\_\_\_  
Authorized Representative Name: \_\_\_\_\_

Credit Card Authorization received? Yes / No

Notes:  
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