

J and O Properties LLC
P.O. Box 684
Detroit Lakes, MN 56502
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218-849-9794

STORAGE RENTAL AGREEMENT

TENANT INFORMATION

Tenant _____

Phone _____ Email _____

Address _____

City _____ State _____ Zip _____

**Description of personal property to be stored (make/model/color/size):

PAYMENT

- Deposit sent -\$100 to reserve spot (yes/no): _____
- Total seasonal fee: _____ (based on **total** length from hitch of trailer to very rear of unit x \$13/lineal foot; minimum \$175)
- **Pick Up Date** is the Saturday *before* MN fishing opener weekend. If you need an earlier or later pick up date, please specify on the line below:

RISK OF LOSS OR DAMAGE

Owner shall have no liability for damage to or loss of property placed in storage caused by heat, cold, theft, vandalism, fire, water, winds, dust, rain, explosion, rodents, insects or any other cause whatsoever. Tenant understands building is not rodent-proof and that tenant is fully responsible to rodent-proof their property. Owner carries no insurance covering damage to or loss of Tenant's property. Tenant shall maintain a policy of fire and extended coverage insurance with theft, vandalism and malicious mischief to the extent of 100% of the replacement value of Tenant's property. To the extent Tenant does not maintain such insurance, Tenant agrees to "self insure" Tenant's property to the same extent as such a policy would have provided. Owner shall not be deemed to either expressly or impliedly provide any security protection to the Tenant's property stored in the storage space. Any security devices which Owner may maintain are for Owner's convenience only. Owner may discontinue its use of any security device in whole or in part at any time without notice to Tenant. Owner shall not be liable to Tenant or Tenant's invitees for personal injuries or damage to Tenant's property caused by any act or negligence of Owner or any other person on the premises. Tenant hereby agrees to indemnity and to hold harmless Owner from any and all claims, including claims for which Owner is or is alleged to be negligent, for damages to property or personal injury and costs, including attorneys' fees, arising from Tenant's use of the Storage Space.

 Tenant

 Date

 Owner

 Date