

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

Storage Location Address
26258 US Hwy 59
Detroit Lakes, MN 56501

STORAGE RENTAL AGREEMENT

Please fill out agreement in FULL

RENTER INFORMATION

Renter Name _____

Phone _____ Email _____

Mailing Address _____

City _____ State _____ Zip _____

DESCRIPTION of item to be stored:

Pontoon Boat Camper/RV Other: _____

Make: _____ Model: _____ Color: _____

PAYMENT

1. Total footage: _____ (Renter is responsible to measure unit PRIOR to dropping unit off. Seasonal fee is based on **total** length from hitch of trailer to very rear of unit)

2. Total seasonal fee: _____ (\$15/lineal foot; minimum \$300. Fee is for the season from drop off date after Labor day until May 6th, 2023)

3. Deposit: Deposit invoice requested None - full amount paid

Pick Up Date is Saturday May 6th, 2023 (All items are to be picked up on this date- no early or late pickups)

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 indemnify 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.

Renter Signature

Date

By signing, renter agrees to all terms of the agreement and that they have confirmed availability