

RENTAL AGREEMENT

American RV & Boat Storage
1508 Westgate Road
Lafayette, LA 70506
337-319-1144

MAIL ALL CORRESPONDENCE TO:

**Sonny Bellard
P.O. Box 53624
Lafayette, LA 70505**

This lease agreement is made between American RV and Boat Storage hereinafter called Lessor, and _____ herein called Tenant.

Tenant Storage Number: _____ Open Storage _____

Tenant storage space is to be used for storage of property and for no other purpose.

This is a six (6) month rental agreement beginning the _____ day _____

Rental for this space is \$ _____ for six (6) months. Lessor hereby acknowledges receipt of \$ _____ as rent from _____ to _____

Hereafter, rent shall be due on the first day of every six (6) months, payable in advance.

A _____ deposit is required at the time of the execution of this lease agreement. The deposit is refundable by mail 30 days after the unit is vacated, provided that rent is paid in full, gate transmitter is returned in working condition, unit is left clean and free of all debris, no damage to building, walls, or doors, and a 30 day written notice of intent to vacate was received.

Should doors or walls receive damage the tenant is fully responsible for the expense of repairs and all repairs are to be taken care of immediately.

This rental agreement shall automatically be extended for an additional six months at the end of each rental period unless the Tenant advises the Owner in writing of his/her intention to vacate the property and terminate this agreement thirty (30) days **BEFORE** the end of the current rental period. In the event of default, any unused prepaid rent shall be forfeited. The landlord reserves the exclusive right to terminate this rental agreement for any reason by giving Tenant five (5) days written notice to terminate. _____

Tenant expressly agrees with Lessor that he/she WILL NOT use said premises for any unlawful purpose, that he/she will keep said premises in good condition and that he/she WILL NOT store explosives or flammable goods on said premises to include grain and fertilizer; that he/she will properly clean his/her storage unit/area so that it will be ready for occupancy when he/she terminates his/her lease; and he/she will pay rent as it becomes due.

Tenants are advised that NO animals, perishables or items that would attract any animals and/or insects are allowed on said premises. There will be no living in the storage area and no repair work performed on said premises. Tenants shall NOT store anything on said premises causing an offensive or toxic odor. Should Tenant's use of premises detract from the appearance of said premises or become offensive, dangerous or create a nuisance for others, Lessor shall, at this option, have the right to remove the stored property immediately from the premises at the Tenant's expense.

A \$100.00 fee will be charged to Tenant for damages or failure to return the remote gate transmitter upon termination of lease agreement. Transmitter # _____

*******RENT AT YOUR OWN RISK*******

Tenant agrees to obtain at his/her own expense insurance on the property stored in his/her unit, if he/she so desires. The landlord shall not be responsible for damage caused by fire, water, wind, theft or causes, natural or otherwise, or through any act of omission of other tenants. Tenant agrees to provide his/her own lock to keep his/her unit safe from entrance by others. The landlord is NOT responsible for loss from the rental unit and professes no knowledge of contents.

*******LATE CHARGE FEE *******

After the fifth of the month, if the rent is not paid for the next six-month period, there will be a \$100.00 late charge fee. After the sixth of the month, a notice will be sent out and action will be taken for delinquency. The owner will remove Tenant gate code/codes from keypad to block access to property AND place a lock on Tenant's storage door that will serve as evidence of the default in rent and/or the termination of the lease. The removal of gate code/codes and owner's lock is also to signify to the Tenant the Lessor is sequestering all property within the storage unit upon which there is an outstanding rental payment. At the time Tenant and Lessor agree upon payment from the Tenant, the gate code/codes will be reinstated, owner's lock will be removed, and Tenant will once again have access to his unit.

If the Tenant fails to pay the rental as agreed upon when due or fails to vacate the premises promptly upon expiration of this rental agreement then the Tenant does hereby authorize and fully empower the Lessor to enter and take possession of the unit or units and its contents. The landlord will give the tenant reasonable notice of the time and place of any public sale of the goods recovered from the unit, or the time as to which any private sale thereof will be held or any other disposition thereof is to be made, as provided in **Act 506 La. Revised Statute 9:4756 thru R.S. 9:4760**

Demand for payment and notice of intent to execute on the Lessor's lien and privilege, as provided herein, shall be sent to Tenant's address as shown herein by certified mail. If Tenant fails to pay the delinquent rent in full within thirty (30) calendar days from the date of delivery of the said notice and demand, either by hand or mail delivery, Lessor shall then have the right to proceed with the public or private sale of the property in storage, at Lessor's option, in order to satisfy Tenant's debt in full, including attorney fees, court fees and other legal fees and costs.

Failure of Tenant to comply in full with ANY of the above covenants shall, at the option of the Lessor, terminate this lease, reserving to Lessor all rights and privileges necessary for full and prompt collection of any rent due and the prompt vacating of said premises by Tenant.

Tenant/Signature: _____ Date _____

Lessor/Signature: _____ Date _____

Lessor Address: _____

Phone Number: _____ D.L.# _____

Email Address: _____

Make/Model: _____ License Plate# _____

NOTES: _____
