

Gannon Rentals

PMB 2106, One Jackson Creek Road • Clancy, Montana 59634
 Email – GannonRentals@gmail.com • Phone – (406) 449-0597

Date _____ SELF-STORAGE RENTAL AGREEMENT (month to month rental)

LESSEE NAME (LAST)			(FIRST)			(M.I.)		
MAILING ADDRESS				CITY		STATE, ZIP		
DRIVER'S LICENSE NO.				STATE	E-MAIL ADDRESS			
HOME PHONE			WORK PHONE			CELL PHONE		
EMERGENCY CONTACT (DESIGNATE A PERSON RESIDING AT AN ADDRESS OTHER THAN YOUR OWN)								
NAME (LAST)			FIRST			PHONE		
ADDRESS				CITY		STATE, ZIP		
ATTENTION								
RENT DUE on the 1 st day each month. Late fees applied after the 10 th day each month.			WE <u>DO NOT</u> INSURE YOUR STORED ITEMS			NO REFUND FOR UNUSED DAYS, KINDLY GIVE 14 DAYS NOTICE		ACCESS TO STORAGE IS LIMITED TO DAYLIGHT HOURS ONLY

UNIT # _____ RENT \$ _____ /month SIZE _____ MULTI UNITS? _____

PRO RATE AMT	RENT FOR MOS. OF _____ days	DISCOUNTS _____ %	TOTAL	CASH OR CHECK
				<input type="checkbox"/> <input type="checkbox"/>
\$ _____ + \$ _____ - \$ _____ = \$ _____				

MAIL PAYMENT BY FIRST OF EACH MONTH TO: GANNON RENTALS (406) 449-0597
 PMB 2106, ONE JACKSON CREEK ROAD
 CLANCY, MT 59634

THIS AGREEMENT is made on the date set forth above by and between GANNON RENTALS (hereinafter GR) of Clancy, Montana and the Lessee, above-named and hereinafter referred to as Lessee, whether one or more.

GR reserves the right to revise any part of this Lease with one (1) month written advance notice to Lessee. Said revised Lease shall not require Lessee signature to become effective. Either party to this Lease may terminate this agreement on thirty (30) days written notice to the other party.

I, the undersigned, have read, understand, and agree to comply with the terms set forth on this side and on the reverse side of this agreement.

GANNON RENTALS

BY _____
 LESSOR (Gannon Rentals Representative)

X _____
 LESSEE (Customer)

 Print Name

UNIT # _____ NAME _____ RENT _____ /month VACATE DATE _____

RECITALS

The parties recite and declare:

- A. GR has certain space appropriate for storage of Lessee's personal property.
- B. Lessee has certain personal property, which Lessee desires to store with GR.

In consideration of the above recitals, the terms and covenants of this agreement, and other valuable consideration, the receipt of which is acknowledged above, the parties agree as follows:

1. **Property Rented:** GR leases to Lessee the premises specified above, physically located at 1287 State Highway 282, Montana City, Montana.
2. **Term:** The term of this agreement will commence on the date set forth above, and will continue thereafter on a calendar month to month basis.
3. **Rental:** Lessee will pay the rental sum indicated above on the first (1) day of each calendar month and every month in advance to lease the storage unit on GR's premises. Lessee's failure to do so will be deemed a default as described herein, and will result in late charges described herein. GR reserves the right to revise any part of this Lease with one (1) month written advance notice to Lessee. Said revised Lease shall not require Lessee signature to become effective. Lessee understands that the rent is due and payable even if Lessee never gets a statement or any invoices or a bill per State Law in regards to rental real estate. It is the Lessee's responsibility to pay the rental amount due, and to contact GR for the amount due if Lessee does not know the amount to pay.
4. **Use of Premises:** Lessee may use the storage unit for the storage of personal property only. The storage space may not be used for habitation by humans or animals, or any unlawful or hazardous uses. No corrosive, pollutant, flammable, explosive, dangerous, or illegal materials may be stored on the premises. Lessee may not store any materials or commit any act which constitutes a nuisance upon the premises.
5. **Inspection:** Lessee shall unlock and permit inspection of the storage unit and contents thereof on demand of GR or its agents to assure that use of the premises conforms to this Lease. If Lessee refuses to permit inspection as provided in the preceding paragraph within five (5) days after the date of mailing written notice demanding inspection, GR may enter the storage unit by whatever means necessary to inspect the unit and its contents and remove anything found therein deemed by GR to be in violation of the requirements of this Lease.
6. **Late Fees & Service Charges:** Lessee will pay the following service charges:
 - a. \$15.00 per month late fee will be charged to the unit rent if the rent is not paid **in full** on or before the tenth (10) day of the month. It is our policy to deduct late charges from any payment received late and credit the balance to rent.
 - b. If the rent is more than thirty (30) days past due, GR may lock the storage unit and hold the contents as security for past due rent without notice to the Lessee. The GR lock will be removed once full payment is received (including late charges) and account is current.
 - c. \$20.00 fee will be charged for all returned or non-sufficient funds (NSF) checks.
7. **Default:** If the Lessee defaults in payment of rent for sixty (60) days past due, GR shall give Lessee ten (10) days' written notice through certified mail to the last known address that the contents in the storage unit are to be sold. If payment in full is not received on or before the tenth (10) day from the date of receipt of certified mail notice, all right, title and interest in the contents of the storage unit shall pass to GR. The contents of the storage unit shall be sold or disposed of at the discretion of GR.
8. **General Conditions:**
 - a. Lessee will keep the door to the storage unit locked at all times with a sturdy padlock. The storage unit must be locked within one (1) day of rental.
 - b. The storage unit may not be sublet in whole or in part without the written consent of GR.
 - c. Upon termination of the lease, Lessee will peaceably surrender possession of the storage unit to GR, broom clean, and leave in as good a condition as on the execution of this Lease, reasonable wear and tear accepted.
 - d. GR reserves the right to raise the rent upon 30 days advanced written notice.
 - e. No utilities are provided.
 - f. If there are two or more Lessees named herein, each is jointly and severally liable for the lease payment and other covenants made herein.
 - g. Access to the storage units is limited to daylight hours only.
 - h. Either party to this Lease may terminate this agreement on thirty (30) days written notice to the other party.
7. **Liability and Insurance:** GR is responsible for maintenance of the structure and common elements of the storage premises. Lessee shall be solely responsible for the protection of his property stored in the storage unit. Lessee shall maintain a policy of fire, extended coverage endorsement, burglary, vandalism and malicious mischief insurance for the actual cash value of the stored property. All property stored within or upon the premises by Lessee shall be at Lessee's sole risk. GR and GR's agents and employees shall not be liable for any loss of or damage to any personal property while at the rented premises arising from any cause whatsoever including, but not limited to, burglary, mysterious disappearance, fire, water damage, rodents, Acts of God, the active or passive acts or omissions or negligence of GR, GR's agents or employees. Lessee shall indemnify GR and hold GR harmless for any loss, expense or claims arising out of any damage or injury arising from Lessee's use of the premises.
8. **Notices:** Any notices between parties given under this agreement or otherwise will be in writing, mailed to the mailing address of the party as stated in this agreement or the address given in any subsequent notice of change of address, and shall be effective the day following mailing to such address. GR is under no obligation to make any other efforts in providing a notice other than, to mail a notice to the address provided by the Lessee. GR will not provide notice to emergency contact person designated in this agreement. GR will not provide notice by attempting to telephone the Lessee, Lessee's agents or representative or the emergency contact person.
9. **Notification of Change of Address:** In the event Lessee has a change of address or telephone number from that set forth above, Lessee will give GR written notice of such change.
10. **Assignment and Binding Agreement:** Tenant may not assign or transfer his rights under this Lease. The term provisions, covenants, and conditions of the Lease shall bind and inure to the benefit of the heirs, executors, administrators, and successors of the respective parties hereto.