



Gresham RV Storage
1630 Hogan Road, Gresham OR 97080

Rental Agreement

This Rental Agreement (this AGREEMENT) is made between the owner of Gresham RV Storage, Larson Brothers LLC, hereafter referred to as OWNER and below named renter as TENANT.

Name (please print) _____ (hereafter TENANT)

Address _____ City _____ State _____ Zip _____

Phone _____ Cell phone _____ Other _____

Email address _____ Drivers License # _____

Emergency contact _____ Emergency phone number _____

Terms and Conditions of Rental Agreement:

In consideration of the mutual covenants and agreements contained in this Agreement, OWNER and TENANT agree as follows:

TENANT shall have the right to use its assigned storage space pursuant to the terms and conditions of this Agreement. Except as expressly provided for otherwise in this Agreement, the minimum rental period for TENANT under this Agreement is six (6) full calendar months. Thereafter the Agreement shall continue on a month-to-month basis and is automatically continued by TENANT'S prompt payment of the monthly rental fee when due.

Each rental period begins on the first day of each month and ends on the last day of the month, and partial months at the beginning of the Agreement shall be prorated. **The rent payment is due at OWNER'S bank on the very first day of each month.** Payments made after five days from when due will incur [a daily late fee of \$25.00 per day until paid]. If full payment is not received by the 10th of the month, the OWNER can deny the TENANT access to the property until the outstanding rent and late charges are paid in full.

No monthly statement or invoice will be sent from the OWNER. **Payment is to be paid by automatic pay or "Bill Pay" from TENANT'S financial institution to Larson Brothers LLC account located at Umpqua Bank.** The account number is disclosed upon approved Agreement.

OWNER expressly has all statutory liens provided for landlords under the Oregon Revised Statutes (ORS). In the event of TENANT'S failure to make any required rent payment for a period of 30 days after the due date, the OWNER may exercise its lien rights on the TENANT'S property, including OWNER'S right to take possession of and dispose of property to satisfy the liens in accordance with the applicable ORS provisions.

Rental charges are subject to increase upon one month's advance written notice (email or regular mail) to TENANT. The increase will be considered accepted by the TENANT at the end of this one-month notice period unless TENANT provides written notice of termination of the Agreement.

TENANT understands this Agreement is not for storing goods or living on or in any way occupying the premises but instead is a rented storage space for a vehicle, travel trailer, fifth wheel, boat, or any other pre-approved use by the OWNER, which other uses may be approved or disapproved in its sole discretion.

TENANT will use the rented space only for the storage of permitted property in the TENANTS' lawful possession. TENANT will keep the space in good condition, will use the space for no unlawful purpose, and will not litter the surrounding premises. TENANT accepts the premises "AS-IS" and as suitable to TENANT'S storage purposes and waives all defects if any, therein. TENANT assumes all responsibility for the care and maintenance of their property and the rented space.

The space is expressly rented for storage purposes only. Any other activity, including without limitation automobile or truck repair, painting, or conducting any type of business on the property is expressly prohibited. TENANT may post no sign without prior authorization from OWNER. No property is to be attached to the fence.

No material will be stored by TENANT which would be a hazard to the property or to other tenants. Without limiting the foregoing, this restriction prohibits any storage of combustible materials, explosive materials, or any other materials that would endanger property or create any condition that would prevent other tenants from safely using their spaces. Storage of any gasoline is expressly prohibited.

Based on various changes of the composition of vehicles at the property, the OWNER has the right upon ten (10) days prior notice (email or regular mail) to reassign TENANT'S vehicle to another space for reasons such as safety and/or other considerations, so that the overall lot will work comfortably for all users and there is enough maneuvering room as well. If TENANT is not available to move the vehicle after notice is given, OWNER has the right to move the vehicle at the TENANT'S expense.

OWNER has the right to renumber the spaces to accommodate changes resulting from such moves. OWNER will use reasonable efforts to complete any such reassignment(s) within 30 days.

TENANT understands and expressly acknowledge and agrees that the **OWNER exercises no custody, care, or control over TENANT'S property stored at this facility and that the OWNER carries no insurance that in any way covers any loss or damage of any kind the TENANT may claim while renting the storage space.**

TENANT must provide to OWNER proof of ownership and satisfactory insurance coverage for all vehicles stored on OWNER'S property.

TENANT agrees **not** to subrogate against or allow its insurance company to subrogate against OWNER, in the event of loss or damage of any kind or from any cause.

OWNER disclaims all liability and express or implied warranty for or in connection with any loss or damage to any property of TENANT no matter what the cause, including without limitation loss or damage from fire, explosion, theft, vandalism, wind, water, moisture, mildew, extreme temperatures, insects, rodents, etc. OWNER will have no liability of any kind for personal injury to TENANT or any third party arising from TENANTS' use of rental space or TENANT'S presence on the property. TENANT agrees to indemnify, defend and hold OWNER harmless from and against all claims, liabilities, costs, expenses, or actions, and all reasonable expenses incurred for same (including reasonable attorneys' fees) to the extent arising out of TENANT'S acts or omissions at the property or breach or default by TENANT in the performance of this Agreement.

TENANT agrees to keep OWNER advised of all insurance or vehicle changes. TENANT agrees to notify OWNER in writing of any change in addresses, phone numbers, email addresses, or any other source of contact for TENANT.

TENANT shall not sublease, assign or license the space or any part thereof without OWNER'S written consent. The terms and the conditions in this Agreement constitute the entire agreement between the parties and provide the sole basis for determination of the parties' respective rights and obligations. All provisions hereof are severable. This Agreement is binding upon and will inure to the benefit of the parties

hereto, their heirs successors and assignees. Time is of the essence of each and every provision of this Agreement.

Termination: OWNER may terminate this Agreement for any reason with ten (10) day's written notice to TENANT, including by email. TENANT acknowledges and agrees this is an express agreement to modify any ORS rights to 30 days advance written notice for termination of this Agreement. After the expiration of the initial 6-month rental period, TENANT may elect to terminate this Agreement effective at the end of a calendar month with a minimum of one month (30 days) written notice, including by email. Upon termination of this Agreement, TENANT will remove all of its property from the assigned storage space. If Tenant fails to remove any such property, that property will be deemed abandoned, and Landlord may remove or dispose of the items as permitted by law but without liability to TENANT or others.

The OWNER appreciates each and every one of you. We try to maintain our lot in a first class condition and thank you for your business. We hope you are all having "dream trips" and enjoying your lives.

Vehicle Information

Year: _____ Make: _____ Model: _____

Length: _____ License No.: _____ State: _____ Exp. Year: _____

Insurance Company: _____ Policy No.: _____

Note: Any RV, vehicle, car, or boat must be year 2000 or newer unless pre-approved by OWNER and maintain the current year license plate.

Agreement

Your monthly rent effective on _____ is \$_____.

Your space assignment is _____. Gate Code _____.

Property Manager Signature/Approval (as authorized agent for OWNER): _____

Date: _____

I give permission for Larson Brothers LLC to move my vehicle if they need to for lot maintenance or for reassignment (as provided in the Agreement) if I am not available to move it as provided for in the Agreement.

I have read, understand, and agree to all the provisions and conditions of this Agreement. The vehicle and insurance information are true and correct to the best of my knowledge.

TENANT'S Signature: _____ Date: _____



Larson Brothers LLC, PO Box 72091, Springfield, OR 97475 (541) 913-2768