

Gresham RV Storage
1630 Hogan Road, Gresham OR 97080

Rental Agreement

This AGREEMENT is made between Gresham RV Storage, Larson Brothers LLC, hereafter referred to as OWNER and renter as TENANT.

Name (please print) _____ (TENANT)

Address _____ City _____ State _____ Zip _____

Phone _____ Cell phone _____ Other _____

Email address _____ Drivers License # _____

Emergency contact _____ Emergency phone number _____

Terms and Conditions of Rental Agreement

The minimum rental period is six (6) months. Thereafter the rental agreement is on a month-to-month basis and is automatically continued by the prompt payment of the rental fee when due.

The rental period begins on the first day of each month and ends on the last day of the month. **The rent payment is due at the bank on the very first day of each month.** Payments made after five days will incur a daily late fee of \$25.00 per day until paid. If payment is not received by the 10th of the month, the OWNER can deny the TENANT access to the property until 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.

In the event of no payment for a period of 30 days from the due date, the OWNER gains a Lien on the property. Larson Brothers LLC, OWNER, is then free to take possession of and dispose of property to satisfy this lien under ORS87.162, Landlord’s lien, and related statutes.

Rental charges are subject to increase upon one month’s written notice (email or snail main) to TENANT. They 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 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 property OWNER.

TENANT will use said space only for the storage of 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 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 rented space.

Space is rented for storage purposes only. Any activity such as automobile or truck repair, painting, or conducting any type of business on the property is not permitted. TENANT may post no sign without prior authorization from Larson Brothers LLC, OWNER. No property is to be attached to the fence.

No material will be stored which would be a hazard to property or other TENANTS. This restriction will prohibit storage of combustible materials, explosive, and other materials that would endanger property or create any condition that would prevent other TENANTS from using their space. There is no storage allowed of any gasoline.

Based on various changes of composition of vehicles on the lot, the OWNER has the right upon ten (10) days notice to reassign TENANT'S vehicle to another space for reasons such as safety and other considerations, so that the overall lot will work comfortably for all 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. Such reassignment should be completed within 30 days.

TENANT understands that the **property owner exercises no custody, care, or control over tenant's property stored at this facility by the tenant and that the owner carries no insurance that in any way covers the loss the tenant may claim while renting the storage space.**

Tenant must provide proof of ownership and insurance coverage for all vehicles stored on OWNERS property.

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

Larson Brothers LLC, OWNER, disclaims all liability and express or implied warranty for or in connection with loss or damage to any goods no matter what the cause, including loss or damage from fire, explosion, theft, vandalism, wind, water, moisture, mildew, extreme temperatures, insects, rodents, etc. Larson Brothers LLC, 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 keep OWNER advised of insurance or vehicle change. TENANT agrees to tell OWNER in writing of a change in addresses, phone numbers, email addresses, or any other source of contact.

TENANT must not sublease or assign any part of the space without Larson Brothers LLC written consent. The terms and the conditions herein 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.

OWNER may terminate this agreement with ten (10) day's written notice, including by email. TENANT shall give a minimum of one month (30 days) written notice, including email, for cancellation of this agreement.

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 \$ _____.

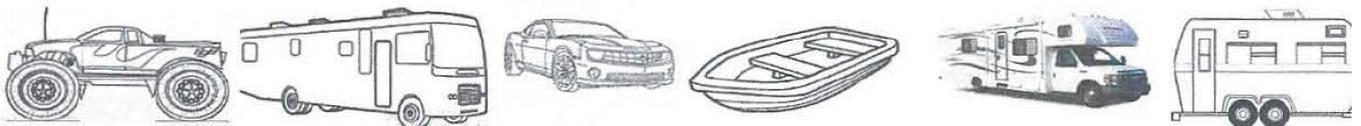
Your space assignment is _____. Gate Code _____.

Property Manager Signature/Approval: _____ Date: _____

I give permission for Larson Brothers LLC to move my vehicle if they need to for lot maintenance if I am not available to move it.

I have read, understand, and agree to all the provisions and conditions of this rental 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