

**GARAGE & STORAGE ROOM RENTAL AGREEMENT**

Post Office Box 3462, Shell Beach, CA 93448

(Telephone: 805/610-3949)

The following tenants \_\_\_\_\_, agrees to rent car parking (area) & Storage (room) located at \_\_\_\_\_ 2565 Solano Road, Unit # \_\_\_\_\_, Shell Beach, CA 93449 \_\_\_\_\_, f r o m Richard & Vicki Harrison owner(s). The term of this agreement is month-to-month and continuing until terminated by either party as provided in this agreement. If tenant vacates prior to the minimum term for any reason, tenant agrees to be responsible for payment of a re-rental fee \$TBA that will be due to cover cost of obtaining a new tenant.

The discount rental rate (when renting an apartment) is \$0.00 per month when paid by the 1<sup>st</sup> of the month, which is the rent due date. The normal rent paid by the 1<sup>st</sup> day of the month is \$100.00. In the event the rent is received more than 01 day after the rent due date, there is an additional late fee and late charge. The late fee is a flat amount of \$50.00 and a late charge; assessed 1 ½% per day on the un-paid balance.

A security deposit included in the Rental Security Deposit is also required. This deposit is refundable to the tenant at the end of the rental agreement, as long as the garage/storage room is returned in the same condition it was given and the tenant is not in default. Either party must give the other a written notice at least 30 days prior to the end of any rental month, if either desires to end the agreement.

**Tenant agrees to the following terms:**

1. In the event a check bounces, a fee of \$50.00 shall be due immediately.
2. Tenant agrees to provide (their own) lock or security measures. Owner is not responsible for any security.
3. Tenant agrees to carry insurance on belongings in the garage. Owner is not liable for any loss or damage to items stored in the garage or storage facility.
4. Tenant shall not store any hazardous, explosive, inflammable, illegal, or combustible materials in the facility.
5. Tenant shall not keep any pets or animals in the facility.
6. Tenant is responsible for keeping facility and surrounding area clean and free from oil and grease.
7. Owner has the right to enter the storage space for periodic inspections.
8. Tenant shall make no alterations to the storage space without written consent of the owner.
9. Tenant agrees not to disturb or create conflict with tenants or neighbors who may be living on or near the premises adjacent to the facility. Loud noises are not permitted in and around the premises.
10. No doorways or walkways are to be blocked at any time, and no unmovable items may be left outside of the facility or on the common driveway or parking areas. No car parts to be stored outside of the garage.
11. Any items left outside, including a non-operative vehicle, will be removed at the tenant's expense, if left unattended for more than three days. No car repair or painting is permitted on the premises.
12. No business of any kind is to be operated on the premises without written permission of the owner. Tenant shall not assign or sublet the storage space.
13. Unless otherwise agreed in writing, tenant is responsible for upkeep and minor repairs of the facility.
14. In the event the premises are damaged by fire or other casualty, and rendered unusable, either party may cancel this agreement.
15. In the event the tenant fails to pay rent due under this agreement, or in any other way breaches this agreement, this agreement *is* terminated and if state law permits the landlord may deny the tenant access to the facility and remove any property (at the tenant's expense) belonging to the tenant. In addition, for any unpaid rent or damages, landlord shall have the right to sell the property at public or private sale to recoup any losses.

I acknowledge that I have read and understand this agreement and have been given a copy on this date: \_\_\_\_\_

Resident(s) Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Residents(s) Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Resident(s) Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Resident(s) Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Rental Owner/Management Signature: \_\_\_\_\_ Date: \_\_\_\_\_