

# Double R Self Storage

888 MAESTRO DR., RENO, NV 89511 775-853-4466 FAX 775-284-0484

## Rental Agreement

Date: \_\_\_\_\_

Unit # \_\_\_\_\_ Approx Unit Size: \_\_\_\_\_ Monthly Rent: \$ \_\_\_\_\_ Access Number: \* \_\_\_\_\_ # \_\_\_\_\_

ONLY **ONE** NAME AS 'RENTER' PLEASE

EMERGENCY/ALTERNATE NAME /ADDRESS/PHONE

NAME \_\_\_\_\_

MAILING ADDRESS \_\_\_\_\_

CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_

PRIMARY PHONE# \_\_\_\_\_

HOME# \_\_\_\_\_

CELL# \_\_\_\_\_

WORK # \_\_\_\_\_

S.S #: \_\_\_\_\_

E-mail Address: \_\_\_\_\_

WOULD YOU LIKE THE EMERGENCY CONTACT PERSON YOU HAVE LISTED ABOVE TO RECEIVE ANY CERTIFIED MAIL LEGAL NOTICES WE MAY HAVE TO SEND PERTAINING TO PAST DUE RENT?  
**PLEASE INITIAL:** \_\_\_\_\_ YES \_\_\_\_\_ NO

This Rental Agreement ("Agreement") is executed in duplicate on the above date ("Effective Date"), by and between, Double R Self Storage ("Owner") at 888 Maestro Dr., Reno, NV 89511 ("Property"), for the space in above listed Unit ("Unit") and the above name individual(s) (individually or collectively "Occupant").

Occupant hereby accepts the Unit as being in good condition and repair. Occupant will immediately notify Owner of any defect in the Unit, but Owner shall have no obligation to repair same or to maintain the Unit in any manner whatsoever. Occupant has examined Unit and the common areas of the Property and acknowledges and agrees that the Unit and common areas of the Property are satisfactory for all purposes for which Occupant shall use same.

**DESCRIPTION:** Owner leases to Occupant and Occupant leases from Owner the above noted Unit located at the Property. Occupant is only renting the storage space within the Unit and is not renting any part of the land and/or building or improvements upon which such Unit space is located. Occupant understands and agrees that access to the Unit shall be limited to the hours posted, and that such hours may vary from time to time at Owner's discretion without prior notice to Occupant.

**TERM AND RENT:** This Agreement shall commence on the Effective Date and shall continue from the first day of the calendar month immediately following the Effective Date on a month-to-month basis until terminated ("Term"). Occupant shall pay the above noted monthly rent (plus any applicable tax imposed by any taxing authority) without deduction, prior notice, demand, or billing in advance on or before the first day of each month. Owner reserves the right to require that rent and other charges be paid in cash or by certified check or money order. **WHEN IN DEFAULT, PERSONAL CHECKS WILL NOT BE ACCEPTED.** The monthly rent and/or other fees as noted above may be adjusted by Owner effective the month following written notice by Owner to Occupant specifying such adjustment, which such notice shall be given not less than thirty (30) days prior to the first day of the month for which the adjustment shall be effective. Any such adjustment in the monthly rent shall not otherwise affect the terms of this Agreement. If Occupant has made advance rental payments, the new rental rate will be charged against such payments upon the effective date. Occupant agrees and understands there will be **NO RENT REFUNDS** of any partially used monthly rent.

**ADMINISTRATION FEE:** Occupant agrees to pay a non-refundable Administration Fee of \$10.00 per Unit.

**LATE FEES & CHARGES:** Occupant agrees to pay all fees and charges associated with late rent payments, returned checks and lien proceeding including but not limited to those as listed below and understands that any payment made by Occupant shall first be applied to said fees and charges as well as any services, material or supplies, and that the rent payment will only be applied when all other obligations are satisfied:

Late Fee: \$10.00 on the 6<sup>th</sup> of the month or six (6) days after rent is due (due date included as one day)

Pre-Lien Fee: \$25.00 on the 15<sup>th</sup> of the month or fifteen (15) days after rent is due (due date included as one day)

Lien Charge: \$25.00 after thirty one (31) days past due (due date included as one day)

Pre-Auction Charge: \$50.00 after forty five (45) days past due, whether or not sale occurs (due date included as one day)

Returned Check Fee: \$30.00 (corresponding Late Fee(s) will be added if check is returned after Late Fee grace period)

Lock Cutting Fee: \$30.00

**WHEN IN DEFAULT, PERSONAL CHECKS WILL NOT BE ACCEPTED**

**DENIAL OF ACCESS:** Occupant's access to the Property may be conditioned in any manner deemed reasonably necessary by Owner to maintain order on the Property, or if Occupant has not paid rent under this Agreement or any other rental agreement between Occupant and Owner.

**CHANGE OF ADDRESS AND NOTICES:** In the event Occupant shall change Occupant's address or alternate name and address as set forth on this Agreement, Occupant shall give Owner written notice signed by Occupant of any such change within five (5) days of the change, specifying Occupant's current address and alternate name, address and telephone numbers. Changes of addresses and telephone numbers can not be effected through the listing of such information on return envelopes or checks. Except by otherwise expressly provided by this Agreement or by law, any written notices or demands required or permitted to be given under the terms of this Agreement may be personally served or may be served by first class mail deposited in the United States Mail with postage thereon fully prepaid and addressed to the part at the address provided for in this Agreement. Service of any such notice or demand shall be deemed complete two (2) days after the date of deposit with postage thereon in the United States Mail or upon delivery, if personally delivered.

**TERMINATION:** Owner may terminate this Agreement at the expiration of any term by giving written notice to Occupant by certified mail not less than seven (7) days before expiration of the term. Occupant may terminate this Agreement at any time by giving two (2) days oral or written notice to Owner. Owner may at its election terminate this Agreement upon immediate written notice to Occupant if Occupant violates any obligations of this Agreement, Occupant shall leave the Unit in good and clean condition and working order and shall be responsible for all damages to the Unit or Property caused in any manner by Occupant's occupancy. In the event of Occupant's default under this Agreement Owner may pursue any remedies available to Owner under applicable law or this Agreement. Owner's decision to pursue one remedy shall not prevent Owner from pursuing other available remedies. Upon termination of this Agreement, Occupant shall immediately remove all Occupant's personal property from the Unit unless such property is subject to Owner's lien rights and shall immediately deliver possession of the Unit to Owner in the same condition as delivered to Occupant on the commencement date of this Agreement, reasonable wear and tear excepted. If Owner terminates Agreement and Occupant has prepaid, the unused prepaid full month or months rent will be refunded.

**SECURED UNIT:** Occupant shall at his or her own expense use a lock to secure the Unit, of such type that Occupant at his or her sole discretion deems sufficient to secure the Unit. Owner may take, but is not required to take, such steps as Owner deems reasonable to secure the Unit if found open including but not limited to placement of a new lock on Unit which will be charged to Occupant's account. Occupant shall not place more than one lock to secure the Unit.

**USE OF UNIT AND PROPERTY:** Occupant shall store only personal property in the Unit that belongs to Occupant. Occupant agrees that under no circumstances will the aggregate value of all personal property stored in the Unit exceed, or be deemed to exceed, \$5,000.00 and may be worth substantially less than \$5,000.00. Occupant shall not permit any Hazardous Materials (as defined below) to be stored in the Unit or the Property or store any improperly packaged food or perishable goods, flammable materials, explosives or other inherently dangerous material, in the Unit or the Property. Occupant shall not store any personal property in the Unit which would result in the violation of any law or regulation of any governmental authority, including with limitation all laws and regulations relating to Hazardous Materials, waste disposal and other environmental matters, and Occupant shall comply with all laws, rules, regulations and ordinances or any and all governmental authorities concerning the Unit or the Property and their use. For purposes of this Agreement, "Hazardous Materials" shall include but not be limited to any hazardous or toxic chemical, gas, liquid, substance, material or waste that is or becomes regulated under any applicable local, state or federal law or regulation. Occupant shall not use the Unit in any manner that will constitute waste, nuisance or unreasonable annoyance to other occupants in the Property or adjacent to the Property. Occupant acknowledges and agrees that the Unit and the Property are not suitable for the storage of heirlooms or precious, invaluable or irreplaceable property such as (but not limited to) books, records, writings, works or art, object for which no immediate resale market exists, objects which are claimed to have special or emotional value to Occupant and records or receipts relating to the stored goods. Occupant agrees that the value of any such item shall no exceed for any purpose the salvage value of the raw materials of which the item is constituted. Occupant acknowledges that the Unit may be used for storage only; IT IS UNLAWFUL TO USE THIS STORAGE FACILITY AS A RESIDENCE or for animal habitation or carcasses.

**RIGHT TO ENTER, INSPECT AND REPAIR:** Occupant shall grant Owner, Owner's employees, agents, representatives, partners, members, managers, officers, directors or subcontractors (collectively "Owner's Agents") or the representatives of any governmental authority, including police and fire officials, access to the Unit upon three (3) days' prior written notice to Occupant. In the event that Occupant shall not grant access to the Unit as required, or in the event of an emergency or upon default of any of Occupant's obligations under this Agreement, Owner, Owner's Agents or the representative of any governmental authority shall have the right without further notice, but not the obligation, to remove Occupant's lock and enter the Unit for the purpose of examining the Unit or the contents thereof or for the purpose of making repairs or alterations to the Unit and taking such action as may be necessary or appropriate to preserve the Unit, or to comply with applicable law including any local, state or federal law or regulation governing hazardous material or to enforce any of Owner's rights under this Agreement. In the event of any damage or injury to the Unit or the Property arising from the neglect or deliberate act or omission of the Occupant, or for which Occupant is otherwise responsible, or if Occupant fails to remove all personal property from the Unit upon termination of this Agreement, all expenses reasonably incurred by the Owner to remove Occupant's personal property, repair or restore the Unit or the Property including any expense incurred in connection with any investigation of site conditions, or any clean-up, removal or restoration work required by any applicable local, state or federal law or regulation or agency regulating any hazardous or toxic substance, material or waste, shall be paid by the Occupant as additional rent and shall be due upon demand by the Owner.

**ASSIGNMENT:** Occupant shall not assign or sublease the Unit. Owner may assign or transfer this Agreement without the consent of Occupant and, after such assignment or transfer Owner shall be released from all obligations under this Agreement. All of the provisions of this Agreement shall apply to, and be obligatory upon the heirs, executors, administrators, representatives, successors and assigns of all the parties hereto.

**INSURANCE:** OCCUPANT, AT OCCUPANT'S EXPENSE SHALL MAINTAIN A POLICY OF FIRE, EXTENDED COVERAGE ENDORSEMENT, BURGLARY, VANDALISM AND MALICIOUS MISCHIEF INSURANCE FOR THE ACTUAL CASH VALUE OF STORED PROPERTY; SUCH INSURANCE IS AVAILABLE THROUGH MOST INSURERS. INSURANCE ON OCCUPANT'S PROPERTY IS A MATERIAL CONDITION OF THIS AGREEMENT AND IS FOR THE BENEFIT OF BOTH OCCUPANT AND OWNER. FAILURE TO CARRY THE REQUIRED INSURANCE IS A MATERIAL BREACH OF THIS AGREEMENT AND OCCUPANT ASSUMES ALL RISK OF LOSS TO STORED PROPERTY THAT WOULD BE COVERED BY SUCH INSURANCE. OCCUPANT EXPRESSLY AGREES THAT THE INSURANCE COMPANY PROVIDING SUCH INSURANCE SHALL NOT BE SUBROGATED TO ANY CLAIM OF OCCUPANT AGAINST OWNER, OWNER'S AGENTS OR EMPLOYEES FOR LOSS OF OR DAMAGE TO STORED PROPERTY. UPON OWNER'S WRITTEN REQUEST OCCUPANT SHALL PROVIDE OWNER WITH A CERTIFICATE OF INSURANCE EVIDENCING SUCH COVERAGE.

**LIMITATION OF OWNER'S LIABILITY; INDEMNITY:** OWNER AND OWNER'S AGENTS SHALL HAVE NO RESPONSIBILITY TO OCCUPANT OR TO ANY OTHER PERSON FOR ANY LOSS, LIABILITY, CLAIM, EXPENSE, DAMAGE TO PROPERTY OR INJURY TO PERSONS ("LOSS") FROM ANY CAUSE, INCLUDING WITHOUT LIMITATION, OWNER'S AND OWNER'S AGENTS ACTIVE OR PASSIVE ACTS, OMISSIONS, NEGLIGENCE OR CONVERSION, UNLESS THE LOSS IS DIRECTLY CAUSED BY OWNER'S FRAUD, WILLFUL INJURY OR WILLFUL VIOLATION OF LAW. OWNER AND OWNER'S AGENTS SHALL NOT BE LIABLE FOR ANY LOSS OF OR DAMAGE TO ANY PERSONAL PROPERTY IN THE UNIT OR AT THE PROPERTY ARISING FROM ANY CAUSE WHATSOEVER INCLUDING, BUT NOT LIMITED TO, HAZARDOUS MATERIALS, BURGLARY, MYSTERIOUS DISAPPEARANCE, FIRE, WATER DAMAGE, RODENTS OR ACTS OF GOD. OCCUPANT SHALL INDEMNIFY AND HOLD OWNER AND OWNER'S AGENTS HARMLESS FROM ANY LOSS INCURRED BY OWNER AND OWNER'S AGENTS IN ANY WAY ARISING OUT OF OCCUPANTS USE OF THE UNIT OF THE PROPERTY. OCCUPANT AGREES THAT OWNERS AND OWNER'S AGENTS TOTAL RESPONSIBILITY FOR ANY LOSS FOR ANY CAUSE WHATSOEVER WILL NOT EXCEED A TOTAL OF \$5,000.00. OCCUPANT AGREES TO INDEMNIFY, HOLD HARMLESS AND DEFEND OWNER AND OWNER'S AGENT FROM ALL CLAIMS, DEMANDS, ACTIONS OF CAUSES OF ACTION (INCLUDING ATTORNEYS' FEES AND ALL COSTS) THAT ARE HEREINAFTER BROUGHT BY OTHERS ARISING OUT OF OCCUPANT'S USE OF THE UNIT AND THE PROPERTY, INCLUDING CLAIMS FOR OWNER'S ACTIVE NEGLIGENCE.

**OWNER'S LIEN:** Occupant's personal property in the Unit will be subject to a claim for a lien in favor of Owner and may be sold to satisfy that lien if the rent or other charges due under this Agreement remain unpaid for fourteen (14) consecutive days. In addition, if rent or other charges due under this or any other Agreement between Owner and Occupant remain unpaid for fourteen (14) days or more, Owner may terminate Occupant's right to enter the Property and to use his individual Unit subject to such Agreement.

**MISCELLANEOUS:**

- (a) Occupant shall not make or allow any alterations to the Unit or the Property.
- (b) Occupant hereby authorizes Owner to release any information regarding Occupant as may be required by law or requested by governmental authorities or agencies, law enforcement agencies, or courts, or to others for marketing and similar purposes.
- (c) Time is of the essence for the performance of all terms and conditions of this Agreement.
- (d) This Agreement shall be governed and construed in accordance with the laws of the State of Nevada. If any provisions of this Agreement shall be invalid or prohibited under such applicable law, such provision shall be ineffective only to the extent of such prohibition or invalidity, without invalidating the remainder of such provision or the remaining provisions of this Agreement.
- (e) The rules and regulations issued to Occupant and/or posted in a conspicuous place at the Property are made a part of this Agreement and Occupant shall comply at all times with such rules and regulations. Owner shall have the right from time to time to promulgate amendments to the rules and regulations. Upon the posting of any such amendments or additions in a conspicuous place at the Property, they shall become a part of this Agreement.

**NO WARRANTIES; COMPLETE AGREEMENT:** This Agreement contains the entire agreement between Owner and Occupant, and no oral agreements shall be of any effect whatsoever. Occupant acknowledges that no representations or warranties have been made with respect to safety, security or suitability of the Unit for the storage of Occupant's personal property and that Occupant has made Occupant's own determination of such matters solely from inspection of the Unit and the Property. Occupant agrees that Occupant is not relying, and will not rely, upon any oral representation made by Owner or by Owner's Agents purporting to modify or add to this Agreement whether made prior to or after the Effective Date of this Agreement. Occupant understands and agrees that this Rental Agreement will be modified only in writing, signed by both parties.

**INCORPORATION OF PROVISIONS ON PAGES 1 AND 2:** Occupant acknowledges that Occupant has read, is familiar with and agrees to all the provisions of this Agreement. Owner and Occupant agree that all such provisions constitute a material part of this Agreement.

Are you now a member of the United States Military? **YES** \_\_\_\_\_ **NO** \_\_\_\_\_

If YES, might you at some point be deployed for overseas duty? **YES** \_\_\_\_\_ **NO** \_\_\_\_\_

IN WITNESS WHEREOF, the parties hereto have executed this Rental Agreement the day and year first above written.

**"OCCUPANT"**

**"OWNER" DOUBLE R SELF STORAGE**

**X** \_\_\_\_\_

END OF RENTAL AGREEMENT

# DOUBLE R SELF STORAGE

888 MAESTRO BLVD., RENO, NV 89511 (775) 853-4466 fax (775) 284-0484

## RULES AND REGULATIONS

First, let us say 'THANK YOU'. We appreciate your business and hope your experience with us is a pleasant one.

- OFFICE HOURS:** 8:30am till 5:00pm Daily except Holidays (subject to change as necessary without notice).
- GATE HOURS:** From 6:00A.M. with last entrance at 9:45P.M., **ALL MUST EXIT BY 10:00P.M. OR RISK BEING LOCKED ON PROPERTY!** Anyone stuck on property and calls for the assistance of Reno Police or the storage management will be assessed a fine of \$100.00 in addition to gate access restrictions.
- SPEED:** On property speed is 5 miles per hour
- ACCESS CODE:** **ALWAYS USE YOUR ACCESS CODE WHEN ENTERING & EXITING!!!**  
**THIS TURNS 'OFF' AND TURNS 'ON' THE ALARM ON YOUR UNIT.**  
**DO NOT TAILGATE BEHIND OTHER PARTIES WHEN ENTERING OR EXITING!** If there are several cars in your party, you can tailgate in together as long as the first of your group has used the access code.  
**IF RENT IS NOT CURRENT, GATE ACCESS IS SUSPENDED ON THE MORNING OF THE 3<sup>RD</sup> OR 3 DAYS PAST DUE.**  
Also please be aware that for security purposes **WE WILL NOT GIVE OUT ACCESS CODES TO ANYONE BUT THE UNIT RENTER.**
- RENTAL PAYMENTS:** **RENTALS PAYMENTS ARE DUE ON OR BEFORE THE 1<sup>ST</sup> OF THE MONTH.** Cash, check, credit card (monthly automatic processing available) and money orders are all accepted. Ask about our long term prepay specials.  
**THERE ARE NO RENT REFUNDS** for any partially used monthly rent!
- VACATING:** If you know that you will be leaving us mid-month please inform us before making your monthly payment. **SIGN NOTICE OF VACATE FORM AND RETURN TO THE OFFICE.** Please clean unit, check twice that you have left nothing behind. **TAKE YOUR LOCK WITH YOU!** A vacant unit left locked is still considered occupied and charges will continue to accrue. Please notify staff that you have vacated. **Initial Here \_\_\_\_\_**
- VEHICLE STORAGE:** Proof of ownership is required for any vehicle (car, boat, motorcycle) stored on this property (owner and renter must be the same). Vehicle storage is for storage only; vehicle repair or maintenance is not permitted on property. You are responsible for damage caused by your vehicle. **DO NOT RUN VEHICLES INSIDE UNITS EVEN IF DOOR IS OPEN – EXHAUST FUMES WILL AFFECT OTHER RENTERS POSSESSIONS!!**
- STORAGE ONLY:** This facility is for dead storage only. **NO PUBLIC SALES PERMITTED!!!** It is against the law to use it as a residence, for manufacturing, fabrication, as a repair shop or the keeping of live animals.  
**FEDERAL REGULATION PROHIBITS STORAGE OF ANY FLAMMABLE, EXPLOSIVE, HAZARDOUS OR ILLEGAL MATERIALS.**
- ONE LOCK PER UNIT**
- COMMON COURTESY:** With respect to differing tastes, we ask that you do not play radios (stereos/CDs etc) while on the premises.
- CHILDREN & GUESTS:** Keep your children with you at all times, this is not a playground. You are responsible for the acts of those whom you give access.  
**DUMPSTER: DO NOT BRING TRASH FROM HOME TO THROW IN THE DUMPSTER!!** This is available for your convenience, but only for garbage generated while on the property (i.e. repacking or thinning out things from your unit) Abusers will be charged for extra pickups. Please place all trash in the dumpster. If you have an item that does not fit in, it is your responsibility to remove it. If you have items that are still usable but are looking to discard, please check with management, we may be able to arrange for pick-ups from local donation services which could help the needy of the community.
- WARNING: PESTICIDES ARE IN USE!!** You can help by not leaving soda/juice/snack containers in the units or on the roadway.  
**SECURITY:** All units are alarmed and we have a digital camera system but security is everyone's job. If you see/hear/smell anything of concern please inform management as soon as possible.
- PARKING:** Any unauthorized vehicle left unattended on DOUBLE R SELF STORAGE or DOUBLE R CAR WASH property will be towed at the vehicle owner's expense.

**Signature** \_\_\_\_\_

**Date** \_\_\_\_\_

**Unit#** \_\_\_\_\_