

AAA Rapid Storage
625 E. Catron Blvd
Rapid City, SD 57701
605-394-7770

Rental Agreement
Unit # _____
Gate Code _____

AAA Rapid Storage
3400 S. Hwy 79
Rapid City, SD 57701
605-394-7770

Starting Date: _____ Unit: _____ Rent: _____ Deposit: _____

Name: _____ Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____ Cell: _____ Work: _____

Alternate Contact Name: _____ Telephone: _____

How did you hear about us? (Please Circle One)

Internet website, Yellowpages, Yellowbook, Goldbook, Referral, or Previous Tenant

Witness: Inconsideration of mutual covenants and agreements herein contained, the parties hereto do hereby agree as follows:

1. **TERM:** The term of this tenancy shall commence on the date written above and shall continue on a month by month basis.
2. **RENT AND OTHER CHARGES:** Rent is payable in advance of the first day of the rental period. Rent ten (10) days or more late shall result in a \$10.00 late fee assessed on midnight of the tenth day. A managers locking device will then be placed on the unit until it is paid in full. If rent remains unpaid for a period of fifty nine (59) day, and Lessor begins proceedings to foreclose its statutory lien, Lessee further agrees to pay a \$50.00 lien fee, a \$50.00 advertising fee and all other expenses incurred in the sale or disposal of property.
3. **PAYMENT:** AAA Rapid Storage accepts Cash, Visa, Mastercard, and checks. Any check that is returned NSF will incur a \$25 fee. **PAYMENTS IN LIEN SALE STATUS MUST BE CASH ONLY.**
4. **RATES:** Rates may increase at anytime by Lessor giving written notice to the Lessee at least thirty (30) days in advance. As a reminded if Lessee fail to pay rent on time the full amount plus late fees your paid to date can change. Lessee is advised of the paid to date on paid rental receipts. It is the responsibility of the Lessee to remember their paid to date, AAA Rapid Storage does not send out invoices.
5. **USE AND OCCUPANCY:** Lessee shall put a barrier between any item that may leak oil onto the concrete surface. Lessee shall insure that no oils, or other spilled liquid have been cleaned up prior to vacating the unit. Lessor takes no care, custody, or control over lessees stored property, and does not guarantee safety or security of the premises. Lessee is solely responsible for purchasing their own locking device and locking the unit. Lessee shall have 24 hour access with a gate code. Lessee agrees to notify Lessor of any changes to their address or phone number on this agreement. Lessee understands that 18-wheel semi trucks are not allowed on the premises.
6. **RELEASE OF LESSOR LIABILITY:** All personal property stored within the rental premises by the Lessee shall be at Lessees sole risk. Lessor, Lessor's agents, employees shall not be liable to Lessee for damage to, loss of, any personal property while being stored on the premises arising from any cause whatsoever including, but not limited to, burglary, fire, water damage, mysterious disappearances, rodents, acts of god, or theft.
7. **INSURANCE:** Lessee shall maintain their own insurance for stored property.
8. **TERMINATION:** AAA Rapid Storage may terminate this contract giving 2weeks written notice delivered to address on contract. Lessee gives up right to storage unit if Lessee vacates early and takes locking device. Lessor than has the right to rent unit. **NO REFUND WILL BE GIVEN IF YOU VACATE EARLY.**

Owner Agent: _____ Date: _____

Tenant Signature: _____ Date: _____