



## Outdoor Lease Agreement

207 2<sup>nd</sup> Street

P.O. Box 158

Polk City, IA 50226

[www.polkcitystorage.com](http://www.polkcitystorage.com)

MOVE-IN DATE: \_\_\_\_\_ SPACE: \_\_\_\_\_ MONTHLY RATE: \_\_\_\_\_

NAME: \_\_\_\_\_ DRIVERS LIC.#: \_\_\_\_\_

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

EMAIL: \_\_\_\_\_ HOME PHONE: \_\_\_\_\_

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

ADDITIONAL CONTACT: \_\_\_\_\_ PHONE: \_\_\_\_\_

### ITEM STORED

MAKE: \_\_\_\_\_ MODEL: \_\_\_\_\_

COLOR: \_\_\_\_\_ LICENSE: \_\_\_\_\_ STATE: \_\_\_\_\_

**1.** The undersigned Lessee hereby leases from Polk City Storage (Lessor) the above storage space for the monthly rent amount and for the initial 2 month term, and for subsequent 2 month terms thereafter, as also set forth above. Rent payment is due bi-monthly. In Advance, without notice or billing, with the first payment due on the day of execution of this lease. Longer term lease arrangements or special lease arrangements will be by separate addendum and attached hereto. There shall be no refund of rental for space vacated before the end of any lease term. Lessor reserves the right to increase the rental rate with (30) days written notice to Lessee prior to expiration of any current lease term. Lease payments must be received by Lessor at the address above or credited by payment through the website by or before the actual due date. Late payments will accrue a late charge of \$1.00 per day past the due date and Lessees more than 15 days past due shall be locked out until all outstanding obligations under this lease are brought current. An additional #30.00 charge shall be made for all returned checks.

**2.** ALL ITEMS STORED WILL BE SOLD OR OTHERWISE DISPOSED OF IF RENTAL PAYMENTS ARE NOT RECEIVED FOR 30 CONTINUOUS DAYS. In the event rent is thirty (30) days past due, an attempt will be made to notify Lessee of the Impoundment and pending sale of the property stored. Pursuant to Iowa Code 578A Landlord shall have a lien on the Lessee's property for rent, labor and other charges, present or future, in relation to the property and expenses necessary for its preservation or expenses reasonably incurred in its sale or other disposition pursuant to statute. Lessee also grants Landlord a lien upon the property stored.

**3.** Lessee shall not allow the release of any hazardous materials or liquids on the property during the storage of any vehicles or items. Lessee agrees to fully and completely indemnify and hold the Lessor harmless from any and all claims, courses of action, damages, or losses which may result from the storage of Lessee's property.

**4.** Lessee may use the space only for the outdoor storage of one approved vehicle, or vehicle combination, lawfully owned or in the possession of the Lessee, and for no other use or purpose. No maintenance or changing of vehicle fluids is allowed on the premises other than normal cleaning and winter weather preparation. All personal property of Lessee must be stored inside of the approved vehicle or attached to said vehicle. Unsecured property or abandoned property will be disposed of without notice.

**5.** LESSOR DOES NOT CARRY INSURANCE TO COVER ANY LOSS OF ANY KIND THAT LESSEE MAY INCUR while using the storage space and/or the premises of Lessor, and Lessor shall not be held responsible or liable, directly or indirectly, for any loss or damage suffered by Lessee or any other party, no matter what the cause, including but not limited to fire, explosion, theft, vandalism, wind or water, heat or cold or otherwise. Lessee is solely responsible for providing comprehensive insurance on Lessee's property stored within Lessor premises. This lease is made upon the express condition that landlord shall be free from any and all liability and/or claims for damages by the Lessee by reason of or to the property stored.

**6.** Lessee declares that the following LIENHOLDERS have an interest in the property stored, or to be stored (if no Lienholder exists, indicate none in space provided)

NAME: \_\_\_\_\_

PHONE: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

**7.** It is the responsibility of the Lessee to notify of any change of address or other contact information by written notice to the above address of Lessor. All notices and correspondence by Lessor will be directed to the address or phone number or e-mail address provided by Lessee on this Agreement unless changed by Lessee.

**8.** In the event that Lessor shall be required to seek collection of any related fees or other sums due from the Lessee through the courts or other means, the Lessor shall be entitled to reasonable attorney fees and costs associated with such action. This Lease shall be binding upon the parties and their respective heirs, successors, personal representatives and assigns.

**9.** Lessee hereby acknowledges the reading of this agreement and agrees to lease the storage space upon the terms and conditions stated in this agreement. Lessee further acknowledges receipt of a copy of this agreement.

LESSEE: \_\_\_\_\_

LESSOR: \_\_\_\_\_

DATE: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

POLK CITY STORAGE: \_\_\_\_\_