



Chanute or Gas, KS

(620) 625-3028 or (620) 583-0160

Eagle Valley Storage, landlord, hereby rents to (tenant's name) _____,

Storage Space #(s) _____ Rate: _____ at Gas or Chanute, Ks.

Terms:

1. Copy of a **Photo ID** is required.
2. Tenant acknowledges that the premises are in good condition and repair and suitable for the purpose of which the tenant has rented such premises. Tenant agrees to take good care of the premises during the term of the rental agreement and to **deliver a clean, empty, swept unit the same back to the landlord** at the end of the term in the same condition. Tenant shall make no alterations or improvements without the landlords consent.
3. Tenant agrees to **take the necessary precaution** of placing **protective material on the floor** to prevent damage from oil/moisture/chemical. Tenant also accepts responsibility for any pest and rodent control they deem necessary. Tenant must take the necessary precaution to prevent damage to personal property. Tenant acknowledges that the landlord has no responsibility to provide interior environmental protection within the leased premises.
4. At all times the landlord or landlords agents **shall have the right to enter upon the premises to inspect, repair, maintain, view or otherwise the premises as the landlord shall determine necessary.**
5. **Periodically, Drug Dogs will be allowed on the property.**
6. Tenant acknowledges that the landlord does not provide air conditioning, heating, electricity or security.
7. In the event the tenant fails to make rental payments or otherwise fails to comply with this agreement the landlord has the right to place a lock upon the unit and bar the tenant from the premise without notice. **Landlord has the right to require payment made in the form of money order, cash, or certified check.**
8. **Double locks placed by the tenant are forbidden.** If it occurs management will remove one (1) lock and tenant will be charged a **\$25.00** fee for lock removal, do not call Lock Smith or try to remove locks, without first informing the Landlord. Any damage to the latch, door, or building will be the Tenants responsibility.
9. **Rental payments** are due by the **1st of each month**. A charge of **\$10** a month for the first two late months will be charged with late fee past the **10th of the month**, and **\$20** fee third month and thereafter. There shall be no prorating of money at the end of the lease.
10. A fee of **\$25.00** will be charged on **all returned checks**.
11. **Absence of lock** on the door shall be considered evidence that the unit has been vacated, otherwise considered still occupied and it will still be accruing **Rent**.
12. When exiting the unit leave it in a clean and orderly condition, and **remove all trash, sweep, leave pallets, and remove the padlock.**
13. Any trash left inside or outside the unit will be subject to **\$50 trash removal fee.**
14. Use of the premises is restricted to storage of **non-explosive, non-toxic, non-combustible** or in other words lawful and harmless personal property owned by the tenant.
15. Tenant agrees that all personal property stored within or on premises by occupant shall be at the occupants' risk. Landlord shall not be held liable for any damage to or loss of any personal property while at the rented premises arising from any cause. **Tenant shall be responsible to secure and pay for any rental insurance coverage on their personal property.** Call your auto insurance agent.
16. Tenant **may not assign or sublet the leased premises** or any portion thereof without the landlords' written consent.

17. The landlord or tenant may terminate the agreement at any time by giving ten (10) days' notice of termination. **Tenant must notify Landlord when tenant is no longer in the unit.**
18. In addition to the remedies herein provided and in addition to the other liens provided by law in the state of Kansas the tenant does hereby grant unto the landlord a lien and security interest in all personal property of any nature or description placed upon the leased premises by the tenant as security for the tenants performance hereunder. In the event the tenant shall default under this agreement, the landlord shall have the right to possession of the premises and all contents and personal property therein without notice to the tenant. The landlord may proceed to sell such property or any sum obtained at public or private sale upon five (5) days notice to tenant at address below. The landlord may dispose of the property as necessary. Tenant agrees to reimburse the landlord for any rental due and for any costs of sale, storage, transfer, clean up or legal expenses incurred as a result of the tenants default. The balance, if any, shall be paid to the tenant.
19. All parties to this agreement intend only to have the relationship landlord and tenant. At no time shall the landlord be deemed to be a warehouseman, bailer, agent, independent contractor.
20. Tenant agrees to be bound by rules and regulations now or hereafter given by the landlord in connection with the rental of any space in the premises. A breach of the rules shall be deemed a breach of the lease entitling the landlord to any right it may have upon default of tenant as herein provided. The tenant, by signing the lease, hereby acknowledges receipt of such rules.

Date Signed _____, 20__.

Tenant: Information (Required)

(Please print)

_____ (Name)	_____ (Email address)
_____ (Address)	_____ (Place of employment)
_____ (City, State, Zip)	_____ (Name of nearest relative/friend not living with you)
_____ (Telephone Number)	_____ (Relative/Friend Phone)
_____ (Cell Telephone Number)	_____ (Relative/Friend Address)
_____ (Driver License Id. Number)	_____ (Relative/Friend City, State, Zip)
<u>Note: All individuals that will be using the facility will need to provide this information, use separate sheet of paper if necessary.</u>	_____ (Renters Signature)
	_____ (Signature Eagle Valley Storage – Landlord)

Drop Payments in Drop Box and Call Us

Mail Checks or Money Orders To:

Eagle Valley Storage

580 Kanza Rd.

Yates Center, Ks. 66783

Contact Marvin at meagle@hughes.net or

(620) **625-3028** or (620) **583-0160**

Check out www.eaglevalleystorage.net