

# YELM MHP'S RV & BOAT STORAGE

PO BOX 54, North Bend, Wa. 98045

This lease agreement made and entered into on this \_\_\_\_\_ day  
of \_\_\_\_\_ 2016 by and between Yelm MHP & Storage,  
and

Name \_\_\_\_\_

Street \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Cell Phone \_\_\_\_\_ E-mail Address \_\_\_\_\_

Emergency Contact \_\_\_\_\_ Cell Phone \_\_\_\_\_

RV or Boat Make \_\_\_\_\_ Year \_\_\_\_\_ Length \_\_\_\_\_

VIN #: \_\_\_\_\_ License #: \_\_\_\_\_

Space: \_\_\_\_\_ Key #: \_\_\_\_\_ Lease Term: \_\_\_\_\_ Expires: \_\_\_\_\_ Meter Reading: \_\_\_\_\_

**Rent:** Lessee shall pay Lessor the sum of \$ \_\_\_\_\_ per month, payable on or before the first of the month to "**YELM MHP & STORAGE**", at the office: **Yelm MHP & Storage Properties PO BOX 54 North Bend, Washington 98045. Prepayments are not refundable.**

**Late Charges:** If rent is not postmarked by the 5<sup>th</sup> day of the month a \$5.00 per day late fee will be added from the first of the month. Any bounced checks will be charged a \$35.00 fee as well as late fees.

**Deposit:** A **One Hundred Dollar** deposit shall be paid prior to move in. Deposit will be returned within two weeks of vacating space. Any damages, rent/power balances, unreturned key (\$25 charge) charges will be subtracted first and then the balance will be returned.

**Notice to Vacate:** Lessee or Lessor agrees to give 30 days' notice in writing before the end of the month if a unit is to be vacated. If proper notice is not given by tenant deposit will be forfeited. Prepayments are nonrefundable. **Initial** \_\_\_\_\_

**Property:** RV's or Boats to be stored must be preapproved and not protrude from the bay.

**Use:** Lessee shall not use the bay for living or business and must not be occupied overnight

**Damage to Facility:** Lessee is responsible for any and all damages to the storage facility.

**Liability:** Lessee hereby accepts liability for any and all damages to the above stated rental bay and appurtenances.

**Indemnity:** Lessee shall hold Lessor harmless from and shall indemnify Lessor against any and all claims, actions, proceedings, damages, liabilities, including attorney fees.

**Fire, Theft, Acts of Nature:** Lessor shall not be liable for damages to person or property of Lessee that is caused by fire, explosions, collision, or acts of god, or any other cause. It is the responsibility of the Lessee to insure his property against said loss.

**Default:** Any default of this agreement by Lessee, Lessor may declare all obligations, conditions and covenants immediately due and payable. Lessor may remove and sell RV or Boat as allowed by the Washington Commercial Code.

**Non-Transferable:** This lease is not transferable or assignable.

**Preferred Hours:** 6am-10pm. Tenants are permitted to their stall 24hrs in emergencies.

**Relocation:** Management reserves the right to relocate lessee to another bay if necessary.

**Tenant** \_\_\_\_\_ **Landlord** \_\_\_\_\_ **Date** \_\_\_\_\_

# RV & Boat Storage Rules

- 1) At no time may anyone stay/live in a stored RV or Boat. If anyone is found doing this, their RV or Boat will be removed immediately.
- 2) No maintenance (fluid changing) is allowed within the facility.
- 3) Nothing may be stored outside of the RV or Boat.
- 4) Any gas cans or hazardous materials may not be stored in facility
- 5) When backing into a storage stall a backup person is required.
- 6) Dump station must be cleaned and flushed clean after use.
- 7) No tarps are to be used in the facility. Factory covers are permitted.
- 8) Gate must be secured with lock when leaving the storage complex.

Tenant\_\_\_\_\_ Date\_\_\_\_\_