



A division of
Third Stall Storage
Located in Willmar & Clara City

P.O. Box 704
Willmar, MN 56201
320-235-0330

RENTAL AGREEMENT TERMS AND CONDITIONS

Lessor and Renter mutually agree as follows:

1. Renter shall use said space only for the storage of goods in Renter's lawful possession. Renter will keep the space in good condition (usual wear and depreciation excepted), will use the space for no unlawful purpose, will not litter the surrounding premises and will not store noxious, explosive, or highly inflammable materials or goods in the space. Renter accepts the premises as suitable for Renter's storage purposes, and waives all defects, if any, therein.
2. This Rental Agreement may be renewed for subsequent one-month periods if rent payment is received on the due date indicated below. If Renter fails to pay the rent when due or to vacate the premises promptly upon expiration of this Agreement, then Lessor may take immediate possession of the premises together with all property thereon, as allowed by statute. All notices to Renter shall be sent by regular mail to the address shown herein to such other address as Renter may notify Lessor in writing.
3. Renter understands that Lessor is not storing goods for hire, is not a public warehouseman, but instead is merely renting space for storage of identified goods by Renter. Renter also understands that LESSOR EXERCISES NO CUSTODY, CARE OR CONTROL OVER ANY GOODS STORED BY RENTER, AND THAT LESSOR CARRIES NO INSURANCE WHICH IN ANY WAY COVERS ANY LOSS RENTER MAY CLAIM to have while renting the storage space. Renter acknowledges that all goods stored at Renter's sole risk and that insurance is available at Renter's sole option and expense. Renter agrees NOT to subrogate against or allow his insurance company to subrogate against Lessor in the event of loss or damage of any kind or from any cause. . Lessor expressly disclaims all liability and express or implied warranty for or in connection with loss or damage to any goods stored by or any use made of the premises by Renter, no matter what the cause, including loss or damage from fire, explosion, theft, vandalism, wind, water, moisture, mildew, extreme temperature, insects, rodents, building defects, etc. Renter shall indemnify and hold Lessor harmless from all claims, demands and actions arising directly or indirectly from Renter's storage of goods in such place.
4. Renter understands insurance coverage is there own responsibility_____ (initials).
5. Renter shall not sublease or assign any party of such space without Lessor's written consent.
6. I hereby authorize Green Door Storage to empty and sell contents of rents that are PAST DUE 90 days or more.

Signature _____

7. The terms and conditions herein constitute the entire agreement between the parties, and provide the sole basis for determination of the parties' respective rights and obligations. All provisions hereof are severable. This agreement is binding upon and shall insure the benefit of the parties hereto, their heirs, successors and assigns.

Rental charges for subsequent months are subject to increase upon advance notice to Renter.

ACCEPTED AND AGREED TO THIS _____ DAY OF _____, 2_____.

Green Door Mini Storage

Renter's Signature

Lessor's Signature

LEASE INFORMATION

Renter's Name _____

Rental Period from _____

Address: _____

Paid by: Cash _____ Check _____

Town: _____

Phone No. _____

STALL NO. _____

Emergency Person to Contact _____

Emergency Phone No. _____

LESSOR COPY WHITE / RENTER COPY YELLOW