

Pickwick Boat Shack, Inc.  
Storage Rental Agreement

This lease agreement made and entered into on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ by and between Pickwick Boat Shack, Inc., hereinafter referred to as Lessor, and

Name: \_\_\_\_\_,

Street: \_\_\_\_\_,

City: \_\_\_\_\_,

State: \_\_\_\_\_,

Zip: \_\_\_\_\_,

E-mail: \_\_\_\_\_,

Telephone: \_\_\_\_\_, hereinafter referred to as Lessee.

For and in consideration of the covenants, premises and agreements contained herein as hereinafter set out, Lessor does hereby let and lease unto Lessee, Bay # \_\_\_\_\_ in Building \_\_\_\_\_ of the Pickwick Boat Shack, Inc., \_\_\_\_\_ Hwy 57, Counce, TN for the following term: (\_\_\_\_\_) monthly, (\_\_\_\_\_) six (6) months, or (\_\_\_\_\_) annually from the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ to the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

1. **RENT:** Lessee shall pay to Lessor the sum of \$ \_\_\_\_\_ per month, payable in advance for the demised premises.
2. **LATE CHARGES:** A late charge of \$5.00 will be added to any monthly rental payment that is more than seven (7) days past due. Notwithstanding such late charges, failure to pay and such monthly payment on or before the due date shall be deemed a default by Lessee under terms of this agreement.
3. This agreement shall renew automatically and continue in full force and effect from month to month upon the payment of the aforesaid rental amount subject to termination on five (5) days written notice by either party.
4. In the event the Lessee defaults or fails to comply with any term or condition of this agreement, Lessee will pay all cost of enforcement incurred by Lessor, including reasonable attorney fees.
5. **LIABILITY:** Lessee hereby accepts liability for any and all damages to the above stated rental bay and appurtenances and every part thereof caused by Lessee, his employees, lessees, or invitees, which occur during this agreement.
6. **INDEMNITY:** Lessee shall save Lessor harmless from and shall indemnify Lessor against all claims, actions, proceedings, damages, liabilities, including attorney fees, by Lessee, his employees, lessees, or invitees, rising from or connected with Lessee's possession and use of the demised premises.
7. **LIMITED LIABILITY:** Lessee acknowledges that he/she has inspected the demised premises herein and is satisfied that the premises are adequate for safe storage of Lessee's property. Lessor, or his agents or employees, reserves the right to go upon the demised premises and the property stored therein whenever Lessor deems it necessary to preserve person or property, for the safety or for maintenance of the storage facility, but Lessor assumes no responsibility for tending to any property stored in said facility. Lessor will make reasonable efforts

to contact the Lessee and notify the Lessee of dangerous conditions requiring Lessee's attention, but the above stated contact and notification shall be considered gratis by Lessee and is no part of the consideration given herein Lessor assumes no responsibility for the dangerous conditions, its attendant results, or for failure to notify of such condition.

8. **FIRE, THEFT, ACTS OF NATURE:** Lessor shall not be liable either jointly or severally for damage to person or property of the Lessee, his employees, licensees, or invitees, while the same are within the geographical limits of the storage facility that is occasioned by fire, explosions, theft, collision, , acts of God, or any other cause. Lessor has made a diligent effort to secure said premises from theft or damage to the stored property, but it shall be the responsibility of the Lessee to insure, at his own expense, the property stored on the premises against said losses.
9. The property to be stored in the foregoing facility by Lessee shall be approved by the Lessor and no property shall protrude out of the storage facility or bay.
10. Upon any default of this agreement by Lessee, Lessor may declare all obligations, conditions and covenants immediately due and payable, may go upon the stored property, move and possess the same and sell and dispose of the same at a commercially reasonable sale in accordance with the Tennessee Uniform Commercial Code.
11. **DESIGNATED BAY:** Any and all rights, interest, or privileges of the Lessee created under this agreement shall apply only to the particular storage bay as stated above.
12. **NON-TRANSFERABLE:** This agreement shall not be transferable, assignable or the above premises sublet without the prior written consent of the Lessor.
13. Lessee agrees to exercise due care in the occupation, possession, and use of the above stated storage bay and to vacate the same in good condition, wear and tear occasioned by normal use expected.
14. Lessee shall not use the above numbered bay, or any property stored therein as residence or in any form of permanent living quarters or as a business office and the same shall not be occupied overnight.
15. **NOTICES:** All notices required by this agreement or law shall be addressed to the address stated herein.

PICKWICK BOAT SHACK, INC.

LESSOR

LESSEE

By \_\_\_\_\_

By \_\_\_\_\_

Name and address of additional authorized persons to have use or possession of stored property:

1. \_\_\_\_\_
2. \_\_\_\_\_

In case of emergency notify:

Name \_\_\_\_\_, Phone: \_\_\_\_\_

E-mail \_\_\_\_\_