

Storage Guidelines

Champion Storage strives to provide a nice and attractive facility for our customers to store their RV's, boats, vehicles, trailers and campers in a safe, clean and secure environment. It is not intended for industrial or commercial use. All stored property should be in very good condition and contribute to these objectives.

Acceptable

Recreational Vehicles; Boats; Campers; Buses; Fully enclosed trailers; Late model automobiles, vans and trucks in very good, working condition

Not Acceptable

Items stored on the ground or pallets, such as appliances, mowers, equipment, fuel tanks, & tools; Petroleum products; Construction materials, such as rock, stones, wood, etc.; Vehicles in poor or non-working condition (no flat tires, oil leaks, blocks, etc.); Trailers or trucks with garbage or lawn waste, 18-Wheelers, Unsightly vehicles; Appliances and household items

May Be Acceptable

(Special Permission from Champion Storage required)

We have a limited number of spaces available for Commercial vehicles, such as food trucks, route trucks, work trucks, snow plows, etc.; uncovered trailers with landscaping or construction equipment (tractors, lawn mowers, bobcats, and snow plows); Storage containers in very good condition.

STORAGE RENTAL AGREEMENT

This Rental Agreement is entered into by and between the renter named above ("RENTER") and CHAMPION STORAGE ("FACILITY"), a Kentucky Limited Liability Company, 539 Champion Road Jeffersonville, In. 47130, subject to the following Terms and Conditions. The FACILITY agrees to rent/lease to RENTER and the RENTER agrees to rent/lease from the Facility the space listed above to store the specified property.

TERM The term of this Agreement shall be on a **month-to-month** basis beginning on the date listed above.

CANCELLATION – The RENTER may terminate the Rental Agreement by notifying the FACILITY via email champstorage539@gmail.com at least fifteen (15) days prior to the

next billing date on the first day of the month. If the RENTER fails to give at least 15 day notice, the FACILITY is entitled to charge the RENTER for the next month's rent to the credit or debit card specified above. Prepaid rent shall not be pro-rated. The FACILITY may terminate the Rental Agreement by notifying the RENTER via email at least fifteen (15) days in advance.

RENT & PAYMENT The RENTER agrees to pay FACILITY the monthly rent listed above in advance on or before the first day of each month. The facility, at its discretion, has the right to increase the monthly rent by giving thirty (30) days advance notice via email to the RENTER.

PREPAYMENT DISCOUNT If the RENTER pays the entire rent 12 months in advance, the RENTER shall be entitled to a 5% discount, as specified above. If the RENTER chooses to take advantage of the prepayment discount, there will be no refunds issued should the RENTER terminate this Agreement prior to the dates for which they have prepaid.

RISK & INSURANCE The risk of loss of property stored in the FACILITY is entirely on the RENTER. The RENTER is solely responsible for carrying whatever insurance coverage the RENTER deems necessary to cover any damage or theft of RENTER's property. The FACILITY does not carry insurance on the RENTER's property.

USE OF PREMISES The RENTER shall not conduct any business at the FACILITY and shall not use the FACILITY for any unlawful purpose. The RENTER shall not store any dangerous, noxious, filthy, offensive, explosive or highly flammable materials at the FACILITY and shall be responsible for any environmental damage caused by the RENTER's property, contents or towing vehicle. The RENTER shall not cause damage to or disturb, interfere with or do anything which is liable to cause injury or loss to other persons or property at the FACILITY. RENTER shall not cause excessive noise at the FACILITY or travel at a speed in excess of 10 mph or in a reckless manner.

STORAGE GUIDELINES If requested, the RENTER shall provide a copy of valid title for the stored property. All stored property should be in good condition and contribute to a safe and clean neighborhood. **Acceptable Property:** Recreational Vehicles, Boats, Campers, Buses, Fully enclosed trailers, and late model automobiles, vans and trucks in very good, working condition **Not Acceptable:** Items stored on the ground or pallets, such as appliances, mowers, equipment, fuel tanks, tools; Petroleum products; **Written Permission from Champion Storage Required :** Commercial vehicles, such as food trucks, route trucks, work trucks, snow plows, etc.; Uncovered trailers with landscaping or construction equipment (tractors, lawn mowers, bobcats, and snow plows); and Storage containers in very good condition

MAINTENANCE & CARE The RENTER shall keep the space clean and free of refuse and debris. Upon termination of this Agreement, the space is to left in a clean condition and clear of all trash and other materials. Renter shall be responsible for all expenses the Facility may incur to clean the space or remove rubbish and abandoned property.

Water SERVICE We offer the ability to wash and or fill up potable water for your RV at no additional charge. The RENTER shall be responsible for additional utility charges for excessive use.

AVAILABILITY The FACILITY will make every effort to provide the space to RENTER but accepts no liability in the event the space is unavailable due to circumstances beyond their control. The Facility will not refund any unused portion of rental fees in the event their property is unavailable due to circumstances beyond their control.

LATE PAYMENT In the event any monthly payment of Rent and/or other amount due and owed by RENTER to FACILITY is more than ten (10) days after such payment is due, RENTER shall pay in addition thereto a late charge in the amount of Twenty Dollars (\$20.00). In the event RENTER tenders a check to FACILITY which is returned for "non-sufficient funds" Renter shall pay an additional fee to FACILITY in the amount of Twenty Five Dollars (\$25) for each occurrence.

INDEMNIFICATION RENTER agrees to protect, indemnify and hold harmless Champion Storage, or its members, managers, employees and agents against and from any and all loss, cost, damage or expense, including attorney fees, arising out of any accident or other occurrence causing personal injury to any person or property damage for any reason due to the use of the FACILITY by the RENTER or RENTER'S guests.

DEFAULT The Renter understands that any payments that fail upon the due date are subject to a \$10 penalty (regardless of the reason). The Renter understands and agrees that in the event any rent owed to the FACILITY under this Agreement which is over thirty (30) days past due, the Facility shall have the right to take immediate possession of the RENTER'S property stored at the FACILITY and prohibit the RENTER from entering the Facility. RENTER further understands, acknowledges and agrees that in the event any rent remains past due for a period in excess of sixty (60) days after the FACILITY takes possession of the Property and provides written notice to the RENTER, the FACILITY may, at its sole discretion, sell the Property and recover the amount owed to FACILITY. In addition thereto, the FACILITY shall have a lien upon the RENTER's property and may recover the expenses involved in the execution upon and the sale of property, including reasonable attorney fees and costs. The rights of the parties hereto shall be governed by applicable laws and commercial codes.

ABANDONED PROPERTY Upon termination of this Agreement, the RENTER agrees to remove all of his property and trash from the space immediately and leave it in a clean condition. Any property left in the space shall be deemed abandoned by the RENTER and may be immediately disposed of by the FACILITY, at its sole discretion.

GOVERNING LAW This Agreement shall be governed by, construed and enforced, in accordance with the laws and courts of the State of Kentucky without regard to conflict of law principles and constitutes the entire agreement of the parties, incorporating and replacing all prior agreements.

CREDIT CARD AUTOMATIC PAYMENT AUTHORIZATION The RENTER authorizes the FACILITY (**Champion Storage**) to charge the advance rent (& applicable fees) to the debit/credit card specified above; **OR** The RENTER authorizes the FACILITY (**Champion Storage**) to automatically charge monthly rent and other fees (electrical, etc.) to the debit/credit card specified above on the first day of each month. The RENTER has the right to stop these automatic payments by notifying the FACILITY fifteen (15) days prior to the next billing date on the first day of the month; **OR** The RENTER agrees to pay with cash, check or money order prior to the next billing date on the first day of the month.