

Paonia Storage  
P.O. Box 580; Paonia, CO 81428

The following is to be filled out and signed at the time of rental. Please read carefully. It is a legal and binding contract. If you have questions, consult an attorney for legal advice.

Name: \_\_\_\_\_ Date: \_\_\_\_\_

Phone-- Mobile: \_\_\_\_\_ Home / Work: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Email \_\_\_\_\_ Drivers Lic. #: \_\_\_\_\_

Location:  123 Orchard Ave.  1 Pan American Vehicle Make/Model: \_\_\_\_\_

Unit # / Location: \_\_\_\_\_ Size \_\_\_\_\_ Lic. Plate #: \_\_\_\_\_

Lessor acknowledges receipt of \$ \_\_\_\_\_ as payment in advance of rent through \_\_\_\_\_

1. Tenant hereby rents from Paonia Marketing Storage (also doing business as Paonia Storage) the space described above on the terms and conditions set forth below:
2. The tenancy herein created shall be on a month to month basis. Both tenant and Landlord may terminate the tenancy at any time on a 15-day notice. Minimum rental period is 30 days at a time.
3. The rent specified above shall be paid monthly in advance to Landlord at the address set forth above.
4. Space is rented for storage purposes only. Any activity such as loitering, residency, vehicle repairing, painting or carrying on a business is prohibited on the premises.
5. No signs may be posted by the Tenant. Nothing is to be nailed or fastened to walls.
6. No material shall be stored which shall be a hazard to the building or other tenants. This prohibition shall specifically prohibit the storage of combustible materials, explosives and other materials which would endanger the building and other property.
7. Landlord shall not be liable for any personal injury to the Tenant or for any damage to the property of the Tenant irrespective of how such injury or damage may be caused whether from action of the elements or acts of negligence of the Landlord or occupants of adjacent properties.
8. Landlord reserves the right to enter the storage space in the event of an emergency or for the purpose of inspection to see that the terms and conditions of this rental agreement are being complied with.
9. Each party hereby releases the other from any cause of action for risk which may be covered by fire or extended coverage policies of either the Landlord or the Tenant. It is the purpose of this provision to eliminate the subrogation rights of respective insurance carriers of the Tenant and landlord.
10. Risk of loss of property stored is on Tenant. Landlord does not have any insurance coverage for Tenant's property and Tenant shall provide whatever coverage Tenant desires for his or her own property.
11. In the event of failure to pay rent for thirty (30) days when due, the tenancy herein created shall terminate and Landlord shall be entitled to immediate possession and may exercise any remedies available to him or her by law. **TENANT SPECIFICALLY GRANTS TO LANDLORD A LIEN ON THE STORED PERSONAL PROPERTY FOR THE PAYMENT OF ANY RENT DUE.** A \$10.00 late payment penalty will be assessed on the twelfth (12) day.
12. In the event and legal action is necessary for Landlord to enforce any payment of rent or for resumption of possession under the terms of this rental agreement, the prevailing party in such action shall be entitled to reasonable attorney fees both on trial and on appeal.

Tenant \_\_\_\_\_ Paonia Storage \_\_\_\_\_