

BUBS DEVELOPMENT, LLC
19208 E BROADWAY AVE, SPOKANE VALLEY WA 99016
FACILITY ADDRESS IS: 534 W HAYDEN AVENUE, HAYDEN ID
208.772.0998 OR 509.954.4113
rnee@clearwatersummitgroup.com
RENTAL/LEASE AGREEMENT

SPACE NO. _____

For in in consideration of the covenants and agreements herein made, BUBS DEVELOPMENT LLC, Lessor, does hereby agree to lease to _____, Lessee, Storage space no. _____ (Premises) for the sole and single purpose of storing non-explosives, non-nuisance creating personal property on an BI ANNUAL OR ANNUAL Basis. THE BI-ANNUAL / ANNUAL rent amount is \$ _____, to be paid in full upon execution of this agreement. This agreement will expire on _____.

Lessee agrees to have Lessee's property removed from the Premises no later than the expiration date of this agreement or sign a new agreement prior to the expiration date.

Lessee will agree not to store any item or substance deemed unlawful by local, state or federal law, or to store hazardous materials or substances in any form, including odoriferous or nuisance-creating substances, fuels, oils, explosives, paint, or other chemicals. This would include vehicles that drip oil, etc. Lessee further agrees not to alter the storage space in anyway, including but not limited to, any attached shelving or fastening anything to any surface which would cause damage to any part of the storage building.

Rental periods will begin on the first of the month you choose to move in. **No there will be no proration.** Lessee must promptly supply written notice dated and signed by the lessee or their agent, showing any change of address, phone number or other such information deemed pertinent to this agreement.

If Lessee does not pay their space and/or their monthly fee for late move out, BUBS Development LLC reserves the right to move stored property off premises and or exercise lien rights.

Pursuant to IC-55-2301 - 2307, Lessor shall have a lien on all personal property stored within each leased space located at the self-service storage facility for rent, labor, or other charges, present or future, and for expenses reasonably incurred in enforcing the lien. Personal property stored in a storage space will not be insured unless the lessee obtains insurance on his property.

Lessor's further lien rights to Lessee's property are on the attached Exhibit which is incorporated herein by this reference.

HOLD HARMLESS AND INDEMNIFICATION. Lessee shall defend, indemnify, and hold harmless Lessor, its officers, officials, employees and agents from and against any and all claims, suits, actions, or liabilities for injury or death of any person, or for loss or damage to property, which arises out of Lessee's use of Premises, or from any activity, work or thing done, permitted, or suffered by Lessee in or about the Premises.

INSURANCE REQUIREMENTS. Lessee must insure stored property for fire, theft and damage. The Lessee shall procure and maintain for the duration of the Agreement, insurance against claims for injuries to persons or damage to property which may arise from or in connection with the Lessee's use of the rented Premises.

Renter's maintenance of insurance as required by the agreement shall not be construed to limit the liability of the Renter to the coverage provided by such insurance, or otherwise limit the Company's recourse to any remedy available at law or in equity.

Lessee shall provide Lessor with a certificate of insurance or declaration page of the auto, RV, boat, homeowner's, renter's or similar policy which covers each vehicle/boat/personal property stored on Premises.

Lessee shall provide Company with written notice of any policy cancellation within two (2) business days of their receipt of such notice.

Failure on the part of the Lessee to maintain the insurance as required shall constitute a material breach of lease, upon which Lessor may, after giving five (5) business days' notice to the Lessor to correct the breach, terminate the Agreement.

Lessor Signature	Date
Lessee Signature	Date

PERSONAL AND PROPERTY INFORMATION:

Lessee Name(s):	Phone (home)
Address:	Phone (work)
City, St and Zip	Phone (cell)
Description of Stored Item	
License Plate Number:	State: