

Bill Monroe Music Park & Campground Storage Unit Rental Agreement

This storage unit rental agreement has been entered into on _____(Date) by and between the parties of *Bean Blossom Bluegrass Inc. dba Bill Monroe Music Park & Campground* (Landlord) and _____ (Tenant)

the parties are in agreement of the following:

Rented Unit

Landlord hereby grants Tenant use of the following storage unit, pursuant to the terms of this storage rental agreement:

Facility Name: Bean Blossom Bluegrass Storage
5163 State Road 135 N., Morgantown, IN 46160

Unit Number: _____

Unit Description: _____

All units are non-climate controlled, no electricity or lights inside units

Access Times: 9 am – 9pm daily

Terms and Conditions

Landlord agrees to lease the storage unit located at 5163 State Road 135 N., Morgantown, IN 46160 on a month to month basis beginning on _____(Date). This storage rental agreement shall remain in full effect until cancelled by either party with 30 days advance notice given in writing via email notification.

Rental Fees

10 x 10 Unit | \$75 per month

10 x 20 Unit | \$95 per month

Outside storage/RV storage | \$50 per month

Security deposit | \$100

Removal of trash | there will be a fee of \$1 per trash bag to use onsite dumpster

(No large items are permitted to be dumped in our dumpsters, there will be a \$100 fine for unauthorized dumping)

Rent

The Tenant shall pay a security deposit of \$100 due upon signing and pay a monthly fee of \$_____ monthly for the advance rental of the property due on the 1st of each month. All rent is payable via autopay **ONLY**. Tenant agrees withdrawal of monthly rental payment of \$_____/month using the debit card number and information provided in this agreement on the 1st day of the month. Payments cannot be pro-rated.

It is the responsibility of the Tenant to keep a valid credit/debit card for purpose of autopay. Tenant must notify Landlord of any changes or updates to card on file.

In the event the Landlord does not receive rent for a given month within 5 days of the payment's due date, the Tenant will be charged a fee of \$25.00. After 30 days of non-payment, Tenant will receive an eviction notice and have 15 days to remove items from rented storage unit. After 45 days, Landlord will take possession of all items and unit. Security deposit will be non-refundable.

Use of Premises

Tenant shall use the storage unit for personal **storage purposes only** and **may not** store any of the following items:

- Live animals, pets, or other living organisms
- Perishable goods
- Explosive, Toxic, Combustible, Perishable, and Unlawful items
- Items that do not belong to Tenant

Tenant acknowledges that the unit is not be used as a dwelling, place of business, or for any purposes other than storage of personal property.

Tenant shall not use the rented space on the premises or surrounding said space to repair, construct, clean, build, manufacture or otherwise work on cars, boats, motorcycles, trailers, or other vehicles, equipment or apparatus of any kind.

Tenant may not store anything outside of the secure storage facility provided. Illegal activities and all illegal items are always prohibited on the premises.

Personal Property

The property inside the rental unit is the sole responsibility of the Tenant. The Landlord does not assume or imply responsibility for the Tenant's property at any time.

Upon cancellation or end of this storage rental agreement, the Tenant shall have 3 days to remove all property from the unit being rented. Any property remaining in the unit past that time shall become the property of the Landlord.

The Landlord will hold no liability for any damages that may incur from the items being stored on the property.

Maintenance

The Tenant will maintain and keep the rented storage unit in a clean, orderly, safe, and well-kept condition at all times during this storage rental agreement.

Should periodic maintenance or repairs be necessary, the Tenant agrees to notify the Landlord 24 hours prior to making such repairs.

Tenant, upon request from the Landlord, shall allow the Landlord to enter the rented space for the purpose of inspection, repair, alteration, improvement, or providing services that are necessary.

In an emergency requiring immediate action to avoid injury to persons or property at or near the Landlord's facility, the Landlord may enter the rented space for any reason set forth in this paragraph without notice to or consent from the Tenant, using whatever reasonable force is necessary to enter the rented space.

Tenant shall not perform any of the following actions:

- Place any wires, cables, or antennas on or around the rented space
- Place any additional or new lock on any door without the written consent of the Landlord
- Place nails, screws, or other devices into or deface, in any matter, the interior or exterior walls, ceiling or floor of the rented space
- Display or place any sign, poster, or aerial outside of the rented space or on any property stored thereon

Governing Law

This Lease shall be subject to the jurisdiction of Indiana. Furthermore, both parties agree to seek mediation prior to any legal proceedings taking place.

Security and Liability

The Tenant understands there will be no provided security for the storage unit and all property stored will be under the sole liability of the Tenant.

Storage units will be double locked, Tenant must provide own lock in addition to Landlord's lock, which Tenant will be provided a key to Landlord's lock.

Tenant assumes all risks and responsibility for injury or death to persons and damage to property arising out of or in any way connected with or related to Tenant's use and control of the rented space, including theft, vandalism or casualty.

Tenant shall indemnify and hold Landlord harmless as to all such liability, including reasonable attorney's fees. This indemnity shall survive the expiration of the term of this Agreement. It shall be Tenant's sole responsibility to obtain and maintain insurance on all of Tenant's property placed in the rented space.

The Landlord will not be responsible for any loss, or damages that may incur from the storage of property.

Damages

Tenant agrees to be held solely responsible for any damages to the rented storage unit beyond normal wear and tear, as defined by law, including all damages costs and responsibilities.

Should damage beyond wear and tear be discovered, the Tenant agrees to pay for such damages prior to retrieving their property from the storage unit.

Termination

Either party may request the termination of this agreement with 30 days prior written notice. Notification must be in written form and either hand delivered or sent via email to the responding party.

Tenant shall return possession of the rented storage unit in the same condition as the date Tenant took possession. The Tenant will perform the following procedures upon termination:

- Unit must be fully emptied
- All personal property must be removed from the Bean Blossom Bluegrass Inc. property, no dumping or leaving items behind
- Floors must be swept
- Door opened and unlocked

Once the unit has been inspected and no damage has been incurred, the Tenant's security deposit will be refunded in full. If damages have been incurred or items left, the security deposit will not be refunded. No partial security refunds.

Amendment

This storage rental agreement may not be amended, redacted, or otherwise altered except through written amendment signed by both parties. Tenant may not assign this agreement, or any interest therein, to sublet any part of the rented space.

Agreement Both parties agree to the terms and conditions outlined above in this storage facility agreement. Should notice or other contact be necessary, the parties to this agreement may be reached as follows:

LANDLORD

Bean Blossom Bluegrass Inc. dba Bill Monroe Music Park & Campground
Office: 812.988.6422
Email: billmonroeooffice@gmail.com
Address: 5163 N. State Road 135, Morgantown, IN 46160

TENANT (PLEASE PRINT)

FIRST NAME **LAST NAME**

MAILING/STREET ADDRESS

CITY **STATE** **ZIP**

CELL PHONE **ALT. PHONE**

EMAIL ADDRESS

DRIVERS LICENSE # **STATE** **EXP.**

CREDIT/DEBIT CARD NUMBER **EXP. DATE** **CVV CODE** **ZIP**

OUTSIDE STORAGE INFORMATION

TYPE OF VEHICLE **SIZE/COLOR**

LICENSE PLATE # **EXP.**

NAME OF LEGAL OWNER OF VEHICLE

SIGNATURES

I, _____
SIGNATURE OF TENANT

agree to all the terms and conditions set forth in this rental storage agreement.

DATE SIGNED

BEAN BLOSSOM BLUEGRASS INC dba BILL MONROE MUSIC PARK & CAMPGROUND

DATE SIGNED