



RENTAL AGREEMENT

Date _____

Applicants Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Home Phone _____ Work _____ Cell _____

E Mail _____

Items Stored:

_____RV _____ Boat _____ Truck

_____Fifth Wheel _____ Travel Trailer _____ Toy Hauler

_____ Other If other please describe: _____

Year, Make and Model of Item: _____

Approximate Length: _____ Lic. Plate # _____ State: _____

Insurance Provider: _____ Policy Number: _____

How did you hear about us? _____

Client understands they need to winterize their RV or Boat.

Method of Payment

I hereby authorize Baron's RV and Boat Storage to bill my credit card monthly: _____

Name on Credit Card: _____

Signature: _____

Credit Card type: _____ Credit Card Number: _____

Expiration Date: _____ Authorization Number: _____

I prefer to pay monthly and have read and understand the following terms: _____

NOTICE

NEVADA REVISED STATUTES 108.265 ET SEQ. PROVIDES THAT THE RV, BOAT OR OTHER STORED ITEM, WILL BE SUBJECT TO A CLAIM FOR A LIEN IF THE RENT OR OTHER CHARGES DUE PURSUANT TO THIS AGREEMENT REMAIN UNPAID FOR THIRTY CONSECUTIVE DAYS.

This Rental Agreement (the "Agreement"), dated the _____ day of _____, 20_____, is by and between Lessee (above defined) and Baron's RV & Boat Storage, LLC, a Nevada Limited Liability Company. (Hereinafter referred to as "BRV&BS"). BRV&BS has agreed to rent to Lessee the following unit within the BRV&BS facility located at 20 Newman Ln. Carson City, NV. Unit _____, for the rent of \$ _____ per month, payable in advance. Failure to follow of any of the terms of this contract could be grounds to terminate this agreement and is at the sole discretion of BRV&BS.

RENT. Rent (defined above) shall be due and payable on the first of each month, in advance. All rental agreements require first and last months rent and gate card deposit. All rents will be pro-rated to the first of the month. **BRV&BS will not mail you an invoice, it is your responsibility to ensure rent is paid by the due date set forth herein.** BRV&BS will accept payment in the form of a personal pre-printed check, money order, cash, credit card or online payment. A late fee of Twenty-Five Dollars (25.00) will be assessed on any rent payment not received by the fifth (5th) of each month. If a check is ever returned for non payment, BRV&BS reserves the right to require Lessee to pay with either a credit card, cash or a money order. In addition you will be assessed a one and one-half [percent (1 ½ %)] service charge per month on any delinquent balance, until such balance is paid in full. This agreement may not be assigned without the prior written consent of BRV&BS

LIEN RIGHTS OF BRV&BS. BRV&BS shall have a lien upon the item stored in or about the storage facility for the value of any rent or other charges incurred as a result of this Agreement and for expenses necessary for the preservation, sale or disposition of the item to satisfy the lien. When any part of the Rent or any other charges due hereunder remain unpaid for thirty (30) consecutive days, BRV&BS may terminate this Agreement by send a "Notice of Termination and Lien" as required by NRS 108.265 et seq., to Lessee's last known address, which address, unless BRV&BS is otherwise notified in writing by Lessee, shall be the same as hereinabove provided. If Lessee fails to pay all of such Rent or other charges due hereunder within the time stated in the Notice of Termination and Lien, Lessee may sell Lessee's property as set forth in NRS 108.265 et seq., in order to satisfy the amount of the lien.

Release and Indemnification of BRV&BS. Storage is at the sole risk of Lessee. BRV&BS is not responsible for damage, loss or theft of any kind, unless such loss or damage results from the direct, active and gross negligence of BRV&BS, its officers, agents, or employees. Lessor shall not be responsible for loss of or damage to any personal property of the Lessee which is left inside or outside of the vehicle described in this agreement. Lessee expressly agrees to release, hold harmless and indemnify BRV&BS, all of its officers, agents, employees, or others, from all liability, loss or damage, including the reasonable cost of defense that BRV&BS may suffer as a result of claims, demands, actions or damages to any and all persons, property, cost or judgment against BRV&BS which may result from or arise out of or is in any way connected with the Rental Agreement between Lessee and BRV&BS. Lessor is not responsible for any damage caused by winds, snow, rains or any other "Acts of God or Nature"

Lessee's Insurance Coverage. Lessee is required to provide proof of insurance on any boat, trailer or vehicle stored on premises.

Storage. This Agreement is for the storage of the above named item. Items are to be stored in the assigned unit number only. Lessee shall have no right or claim to any other area within facility. It is suggested that items be winterized before storage. BRV&BS will not be held responsible for maintenance of any other unforeseen event beyond the reasonable control of BRV&BS. All vehicles must be in running condition and tags must remain current. If not, it will be towed at the owners expense

Hazardous Materials. No material may be stored in the facility that may be hazardous to the facility or anything contained therein. This prohibition shall specifically prohibit explosives, combustible materials, chemical, odorous or other inherently dangerous materials, unless such materials are contained in a container specifically designed for such use and of a type approved by the appropriate governmental entity. All propane tanks must be turned off prior to storage.

Access by Lessee. All items moved by the Lessee are the responsibility of the Lessee. In the event that you need assistance on moving or parking your item, please contact an employee of BRV&BS. BRV&BS will make every reasonable effort possible to help you move your item. In addition, no work may be done on any item by Lessee at any time while the item is stored at the facility. Any work at the facility must be performed by an employee or agent of BRV&BS. Payment for any such service shall be due and payable per separate agreement of the parties.

Access by BRV&BS. Access to stored items is subject to BRV&BS management and may change without notice. It is the responsibility of the Lessee to understand hours and times that the facility is accessible although access will not be unreasonably denied. Upon the request of BRV&BS, Lessee shall provide access to BRV&BS to enter the item for the purpose of inspection to insure compliance with the provisions of this agreement. In the case of emergency, BRV&BS shall be permitted to enter the item without the consent of Lessee. For the purposes of this Section, the term "emergency" shall mean any sudden, unexpected occurrence or circumstance which, in the reasonably exercised judgment of BRV&BS, requires immediate action.

Conduct of Lessee. No alcoholic beverages or other controlled substances are to be consumed on the property. Loud music or any other loud sounds interrupting the peace and good will of the facility will not be tolerated.

Holdover by Lessee. In the event Lessee fails to remove the item from the facility upon the expiration of this Agreement, the current rental rates then in effect, in addition to all other provisions under this Agreement, shall apply.

Termination. This agreement may be terminated by either party, upon thirty (30) days advance written notice. Client must receive a receipt upon termination. If they call it in, they need ask for one through fax or email. Baron's will not refund monies without a receipt.

This Agreement is executed on the date first written above.

Lessee

BRV&BS/agent