



318 E. Railroad Ave - Fort Morgan • Units 1-33

1127 E. Burlington Ave - Fort Morgan • Units 1-222

16308 S. Sherman - Fort Morgan • Units 1-73

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|--------------------------------------|------------------|-----------------|------------|
| OCCUPANT | | PHONE | |
| ADDRESS | CITY | STATE | ZIP |
| OCCUPANT HEREBY RENTS SPACE # | | SIZE | |
| DATE RENTED | PER MONTH | DEPOSIT | |
| USERNAME | | PASSWORD | |
| SECURITY QUESTION 1 | | ANSWER | |
| SECURITY QUESTION 2 | | ANSWER | |
| SECURITY QUESTION 3 | | ANSWER | |

THIS AGREEMENT SHALL COMMENCE ON DATE OF CONTRACT AND SHALL CONTINUE FROM ANNIVERSARY DATE.
TERMINATION OF THIS AGREEMENT IS WHEN OCCUPANT HAS NOTIFIED HE OR SHE HAS VACATED UNIT,
AND OCCUPANT HAS REMOVED THEIR LOCK.

UPON NOTIFICATION BY OCCUPANT THAT UNIT IS EMPTY AND SWEEPED CLEAN, OWNER WILL INSPECT UNIT. IF UNIT IS IN GOOD CLEAN CONDITION, RENT AFTER ONE (1) FULL MONTH WILL BE PRORATED AND DEPOSIT WILL BE SENT TO LAST KNOWN ADDRESS WITHIN FOUR (4) WEEKS. OCCUPANT SHALL VACATE THE PREMISES IN GOOD CLEAN CONDITION, AND DELIVER THE PREMISES TO THE OWNER IN THE SAME CONDITION AS UNIT WAS RENTED.

STORAGE SHALL BE USED FOR PERSONAL PROPERTY ONLY. OCCUPANT SHALL NOT STORE ANY ITEMS THAT WOULD BE IN VIOLATION OF ANY ORDER OR REQUIREMENT IMPOSED BY ANY BOARD OF HEALTH, SANITARY DEPARTMENT, POLICE DEPARTMENT, OR OTHER GOVERNMENTAL AGENCY, OR IN VIOLATION WITH ANY OTHER LEGAL REQUIREMENT, OR DUE ANY ACT OR CAUSE TO BE DONE ANY ACT WHICH CREATES OR MAY CREATE A NUISANCE IN OR UPON OR, CONNECTED WITH THE PREMISES.

MONTHLY RENT IS DUE ON THE BEGINNING OF THE ANNIVERSARY DATE. DELINQUENT PAYMENT OF TEN (10) DAYS OR MORE, THE MANAGEMENT SHALL HAVE THE RIGHT TO OVER LOCK THE UNIT. IN THE EVENT THE UNIT RENT REMAINS UNPAID, THE RENTER WILL BE NOTIFIED BY CERTIFIED LETTER OF AMOUNT DUE. IF RENT REMAINS DELINQUENT, AN AD WILL BE PUBLISHED IN THE LOCAL NEWSPAPER NOTIFYING THE UNIT HOLDER OF DISPOSAL. A \$15 FEE WILL BE CHARGED FOR A CERTIFIED LETTER. A \$50 FEE WILL BE ASSESSED FOR PUBLICATION IN THE PAPER. OCCUPANT WILL BE CHARGED A \$25 FEE FOR ANY RETURNED CHECK FOR NON-SUFFICIENT FUNDS.

OWNER HAS A LIEN UPON ALL PERSONAL PROPERTY LOCATED IN OWNERS PREMISES FOR RENT. LABOR, OR OTHER CHARGES, PRESENT OR FUTURE, INCLUDING EXPENSES NECESSARY FOR THE PRESERVATION OF, OR EXPENSE REASONABLY INCURRED IN THE SALE OR OTHER DISPOSAL OF SAID PERSONAL PROPERTY.

OCCUPANT SHALL HOLD OWNER, AND HIS AGENTS HARMLESS FOR ALL CLAIMS OR LOSS OR DAMAGE TO PROPERTY OR ANY INJURY TO PERSONS CAUSED BY THE ACTS OR NEGLIGENCE OF OCCUPANT OCCURRING ON THE PREMISES RENTED FOR OCCUPANT'S EXCLUSIVE USE. OCCUPANT HEREBY EXPRESSLY RELEASES OWNER FROM ANY AND ALL LIABILITY, LOSS, OR DAMAGE TO OCCUPANT'S PROPERTY OR EFFECTS ARISING OUT OF FIRE, EXPLOSION, WATER LEAKAGE, BREAKING PIPES, THEFT, ACTS OF GOD OR ANY OTHER CAUSE EXCEPT FOR WILLFUL ACTS ON THE PART OF OWNER. OWNER CARRIES NO INSURANCE WHICH IN ANY WAY COVERS ANY LOSS WHATSOEVER INCURRED BY THE OCCUPANT.

OCCUPANT SHALL NOT SUBLET OR ASSIGN ALL OR ANY PORTION OF THE PREMISES OR OCCUPANT'S INTEREST THEREIN WITHOUT PRIOR WRITTEN CONSENT OF THE OWNER. OCCUPANT AGREES TO ABIDE BY ALL RULES AND POLICIES THAT ARE POSTED, AND ARE NOW IN EFFECT, OR THAT MAY BE PUT INTO EFFECT IN THE FUTURE. OCCUPANT MUST SUPPLY ANY CHANGE OF ADDRESS OR CHANGE OF TELEPHONE NUMBER TO THE OWNER WITHIN ONE (1) WEEK OF SAID CHANGE.

BY SIGNING, I ACKNOWLEDGE ALL TERMS AND CONDITIONS OF THIS CONTRACT.

IT IS THE RENTERS OBLIGATION TO NOTIFY OWNER OF ANY CHANGE OF ADDRESS.

OCCUPANT SIGNATURE

DATE