

North Manatee RV and Boat Storage  
3522 US Hwy 41 North  
Palmetto, FL 34221  
(941) 721-7695

Date \_\_\_\_\_

SPACE# \_\_\_\_\_ GATE CODE \_\_\_\_\_ MONTHLY RENT \_\_\_\_\_ TERM \_\_\_\_\_

TENANT \_\_\_\_\_  
ADDRESS \_\_\_\_\_ CITY/STATE \_\_\_\_\_ ZIP \_\_\_\_\_  
PHONE \_\_\_\_\_ CELL \_\_\_\_\_ WORK \_\_\_\_\_  
EMAIL ADDRESS \_\_\_\_\_  
EMERGENCY CONTACT AND PHONE \_\_\_\_\_

STORED ITEM \_\_\_\_\_ TAG# \_\_\_\_\_

**NOTE: IF YOU CHANGE STORED ITEM YOU MUST INFORM US**

**This rental agreement** is entered into on the above date between Manatee Storage Partners, hereinafter referred to as the owner and the above listed tenant. Owner agrees to allow tenant the use for outside storage the space referenced above for the purpose of storing tenant's personal property, subject to the terms and agreements of this rental agreement. Tenant agrees that owner does not exercise care, control or custody of tenant's stored personal property, nor does owner accept or take possession of tenant's stored property and is not a warehouseman or bailee for hire and is not liable in any manner for the safekeeping or condition for same.

**Owner's disclaimer of liabilities:** It is hereby agreed that owner is not an insurer and it is not the intention of the parties to this agreement that the owner assume responsibility for any loss occasioned by malfeasance or misfeasance in the performance of its duties under this contract or for any loss or damage sustained through burglary, theft, robbery, fire, water damage, rodents, insects, Acts of God, the active or passive acts or omissions of owner or owner's agents or any liability on the part of owner by virtue of this agreement or because of the relationship hereby established.

**Tenant and Owner agree** specifically, but without limitation, owner will not be responsible in any way for damage or loss caused by the negligence of the owner, other tenants or third parties, whether caused by the acts of these parties, or the failure to act which may be claimed to cause loss or damage to the tenant. Owner shall not have or incur any liability for personal injury to tenant. Tenant's agents, persons visiting tenant and tenant agree to hold owner harmless from any such claims and agree to indemnify the owner for any such loss by all claims, including attorneys' fees, incurred by owner. If any provision of this agreement be invalid or illegal, the remainder shall be valid and enforceable.

**Insurance:** Tenant will insure at tenant's own expense that personal property owned by tenant, but stored within or on owner's self service storage facility. Tenant agrees that at the "making" of this rental agreement, that owner does not insure tenant's personal property or invitees and that tenant's insurance must extend coverage against all perils including fire, water, wind damage, vandalism, burglary, theft and accidental damage. Tenant expressly agrees that the provider of tenant's insurance will not be subrogated to any claim of tenant against owner, owner's employees or agents.

**Rental agreement:** The tenant agrees to pay owner at owner's address the agreed upon rental amount per month listed above, plus tax, for billing interval agreed upon between owner and tenant. **NO REFUNDS!** Late charge of \$50.00 will be charged any accounts overdue for 30 days. Tenant may not assign or sublet space to another party.

**Termination/Cancellation:** Tenant may cancel this agreement by giving owner written notice 10 days in advance of the vacate. If tenant's space becomes unusable as a result of Act of God, tenant's obligation to pay rent shall cease at the time of occurrence and this agreement is terminated.

**Bad check charge:** A charge of \$30.00 will be charged to tenant for any returned check. Further payments will be required to be in the form of money order or teller's check until another arrangement is made with owner.

\_\_\_\_\_  
NORTH MANATEE STORAGE

\_\_\_\_\_  
TENANT