



**Rental Agreement & Insurance Waiver**  
SAFE KEEPING LLC

This agreement has been made and entered into on \_\_\_\_\_ by and between:

Name (**LESSEE**): \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Phone Number: \_\_\_\_\_ Email: \_\_\_\_\_

**We require a copy of your driver's license.** Driver's Lic # \_\_\_\_\_

Hereinafter called **LESSOR**: Safe Keeping LLC, P.O. Box 100, Story City, IA 50248 (515) 231-3542  
safekeeping50248@gmail.com

**Get ONE MONTH FREE when you rent for 12 months!**

STORAGE UNIT # \_\_\_\_\_ RATE: \$ \_\_\_\_\_ DEPOSIT: \$ \_\_\_\_\_

Lease begins: \_\_\_\_\_ and ends: \_\_\_\_\_ with a 1 month minimum charge.

WITNESSTH: **LESSOR** does hereby lease to **LESSEE**, and **LESSEE** does hereby take as **LESSEE**, the storage space as described as Unit Number \_\_\_\_\_, upon the terms and conditions hereafter set out.

1. The term of the lease shall begin and end on the dates stated above: provided however, the term of the lease may be extended for the like period of time, provided neither party gives notice to the other party of intent to terminate the lease, whether at the end of the initial term or at the end of any renewal term thereof. **Notice of termination must be received in writing within at least ten {10} days prior to the termination date**, or the lease will be deemed to have been renewed for a term equal to the original term of the lease.
2. Rent is due and payable on or before the first day of each month. Rent is to be automatically deducted from Lessees bank account. If rent is delayed and not received by the fifth day of the month, a \$20.00 late charge/overlocking fee will be paid by **LESSEE** in addition to the rent due. Access will be denied to the unit until all rent and late fees are paid. Cash, money order or bank transfer will be needed to gain immediate access.
3. Deposit will be returned when a storage unit is vacated providing that all rent and charges have been paid and the unit has been swept clean, and nothing has been left in or near the unit, or in our dumpster.
4. No rent money will be refunded because the **LESSEE** vacated the unit before the last day of the month. A full month's rent will be due if **LESSEE** vacates the unit on or after the first day of the month.
5. Access will be denied if the **LESSOR** does not receive all rent and fees by the 5th day of the month. In that case, unit will be over locked. Access denied until lessor receives all rent and fees due at that time. Once all rent and fees are collected by the lessor then the over lock will be removed.
6. If **LESSEE** is vacating storage unit, notice of leaving must be given in writing to **LESSOR**, and unit vacated prior to rent due date, or a full month's rent will be due.

7. If **LESSOR** does not receive the rent for two consecutive months, necessary legal steps will be taken to confiscate and sell contents to pay past due rent, legal fees, and disposal costs with an additional minimum \$100 change to be paid by the lessee.
8. **LESSEE** will not store dangerous, flammable, perishable, or illegal goods that could harm the storage unit facility or contents of other storage units.
9. **LESSEE** will not sublet the storage unit.
10. It is specifically understood and agreed by and between the parties that **LESSOR** shall not be responsible for any loss of goods stored in the storage space above described, nor be responsible for any damage done to any items stored in said space, unless said loss or damage is caused by the direct act of lessor or their agents, employees, or representatives.
11. **LESSEE** will insure all the contents of the storage unit. It is understood that the **LESSOR** carries no insurance covering **LESSEE'S** goods and assumes no liability for the same. **LESSOR** is not responsible for damage to or the loss of **LESSEE'S** goods caused by fire, water, any natural disaster, vandalism, or burglary.
12. No pets are allowed in the storage unit.
13. Storage unit sales out of the storage unit are not permitted. A \$250 fine will be assessed if there is any kind of sale out of the storage unit by the **LESSEE**.
14. A \$250 fine will be assessed if there are contents left in the storage unit, around or near the storage unit, or in or near our dumpster.
15. **LESSEE** may not alter a unit.
16. Management reserves the right to enter and inspect or repair units at any time.
17. Storage units are 24- hour accessible.
18. Storage unit rates, deposits or late fees may be changed with a 30 day notice to the **LESSEE**.
19. **LESSEE** may NOT live in or sleep in a storage unit.

**MOVE IN CHARGES DETAIL:**

Rent Paid	Deposit	Lock	Tax	TOTAL	Paid by
-----------	---------	------	-----	-------	---------

---

- Check if pre-paid one year and received 10% monthly discount.

*I agree to have Safe Keeping LLC debit my checking account monthly for storage unit rent and any fees associated with storage unit rental.*

\_\_\_\_\_ Tenant's Signature

\_\_\_\_\_ Date

*In Witness whereof, the parties hereto have caused this agreement to be executed on the day and year first written above.*

Safe Keeping LLC, Lessee by:

\_\_\_\_\_ Signature

\_\_\_\_\_ Date

**Safe Keeping LLC**  
**620 Pennsylvania**  
**PO Box 100**  
**Story City, IA 50248**