

RANCH-N-HOME RENTALS, INC.

1526 JEFFERSON AVENUE • LA GRANDE OR 97850 • PHONE 541-963-5450 • FAX: 541-963-6551 • E-MAIL: RNH@RANCHHOME.COM

This agreement is made between **RANCH-N-HOME RENTALS, INC.** (Landlord), and [REDACTED] (Renter).

Landlord does hereby lease storage room number _____ in building known as **R & K Mini Storage LLC** located at **1407 Monroe Avenue, La Grande, OR, 97850**, to be used as a storage room for storing personal property on a month-to-month basis, beginning on _____ at a rental rate of \$ _____ and \$ _____, which is a security deposit.

- This Security Deposit is refundable if the storage unit is clean and free of damage when the renter terminates the lease and keys/cards have been returned and all rent and late charges are paid.

Number of Keys issued _____ Gate card _____ Gate card # _____

(Tenant Initial) [REDACTED]

***There will be a charge of up to \$30.00 if ALL keys or gate card issued are not returned and if the lock is not left in place.**

THE TERMS OF THIS LEASE ARE AS FOLLOWS:

1. Renter shall **pay** the rent on the **first of each month**; shall maintain the interior of the storage room and the storage room door in good condition and repair any damage resulting from its use; and shall keep the door to the storage room locked at all times with lock and key provided by Landlord
 2. Renter shall not store explosive or highly inflammable material or goods in the storage room; shall not allow any noxious odor or liquid of any kind to escape from the storage room; shall not use the storage room for any unlawful purpose; and shall not sublet the right to store goods in the storage room.
 3. a. Landlord shall have no liability for any loss of or damage to renter's property resulting from fire, explosion, vandalism, water damage, theft or any other cause, regardless of whether such loss or damage may be caused or contributed to by the negligence of renter.
b. Landlord shall have no obligation to carry insurance on lessee's property stored in the storage room.
c. Landlord shall have no liability to lessee for any injury to lessee or others caused by any condition existing near or about the storage room or resulting from the activities of Renter. Renter shall hold landlord harmless from the claims of any third parties arising in any manner out of renter's use of the storage room.
 4. This lease is on a month-to-month basis. If **renter fails to pay rent within 5 days after the first of the month**, landlord may, without notice, elect to terminate the lease and retake possession of the storage room. In such an event, landlord may forcibly remove renters contents of the storage room without liability to landlord, or landlord may place their own lock/ lock out the door to the storage area. In addition, according to ORS 87.691, ORS 87.687 and ORS 87.689, the owner may dispose of the property at his discretion if there is a violation of these statutes.
 5. **LATE CHARGE, if rent has not been paid within five (5) days after the first, tenant agrees to pay a late charge of \$20.00. A dishonored check shall be treated as unpaid rent and is subject to a \$20.00 charge in addition to the preceding mentioned late charge and must be made good by cash or money order within 24 hours of notification.**
 6. Landlord's lien against the property of Renter in the storage room to secure the payment of any unpaid rent and shall be entitled to recover their reasonable attorney fees in any proceeding to enforce such a lien. Renter shall hold landlord harmless against the claims of any third parties to goods sold by landlord pursuant to any such lien. In the event that landlord shall prevail in any legal action brought by either party to enforce the terms hereof or relating to the demised lease, landlord shall be entitled to all costs incurred in connection with such action, including reasonable attorney fees
 7. If renter should fail to comply with any of the provisions of this lease (other than the payment of rent) within five (5) days following a written notice from landlord specifying the failure and demanding compliance, then this lease shall terminate without further notice. Such termination shall not relieve renter from their obligation to pay rent, nor the obligation to pay landlord damages for lessee's default.
 8. Notices between the parties shall be in writing, mailed to the mailing address of the party as stated in this lease.
 9. **THIS UNIT MAY NOT BE USED TO HOUSE ANYONE.**
 10. I understand agree that **RANCH-N-HOME RENTALS, INC.** may deposit into an interest bearing account my security deposit and interest earned monthly will be paid to **RANCH-N-HOME RENTALS, INC.**
- [REDACTED] I understand and agree that there is proration of rent on this storage unit for the first month. There is **no** proration for early move out.

IN WITNESS WHEREOF the parties have executed this lease on _____.

Landlord (RNH AGENT)

Renters (Signature)

Email Address

Renters (Print name)

Social Security#

Drivers License # State

Your Phone #

Employer

Employers Phone #

Current Mailing Address

Address City State Zip

Pay Rent Online- Go to <https://my.renttrack.com>

Helps credit score and can be set up for automatic payment.

LOCAL FAMILY MEMBER OR CLOSE FRIEND

Name: _____

Phone # _____

Address City State Zip