

Skyline Self Storage  
1302 Skyline Road  
Laramie, WY 82070  
307-742-5422  
[storage@skyline-storage.com](mailto:storage@skyline-storage.com)

Rental Space Agreement  
Date:

This Agreement made and entered into by and between Skyline Self Storage hereinafter referred to as OWNER and \_\_\_\_\_, hereinafter referred to as TENANT. Witnesseth:

OWNER does hereby rent said TENANT storage space #\_\_\_\_\_, a \_\_\_\_\_, Gate Code:\_\_\_\_\_ \* in his storage building to be used for the storage of personal property only from \_\_\_\_\_ to \_\_\_\_\_. TENANT agrees to pay OWNER the amount of \$\_\_\_\_\_ per month for such rental, without invoice or billing statement, by remitting the monthly rental each month, on the same day of each month as the date of execution of this AGREEMENT, in advance to OWNER or Agent at above address.

OWNER acknowledges receipt of:

DATE	QTY	ITEM/SERVICE	AMOUNT	TAX	DUE
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Total Due:  
representing rental to:\_\_\_\_\_, at time of execution of RENTAL AGEEMENT.

The following material terms and conditions are agreed to by the parties in further consideration of the RENTAL AGREEMENT:

1. In the event of late payment OWNER may charge TENANT 13.5% of the monthly rental amount as a late penalty. OWNER may require such damage deposits from time to time to secure payment for repair, cleaning or abatement of hazardous materials resulting from TENANT's use of the premises. Unused damage deposit shall be refunded to TENANT.
2. If TENANT fails to occupy or vacates said premises prior to the minimum term or any extension of this AGREEMENT, the OWNER shall retain that portion of rent paid in advance as liquidated damages. If the lock has been removed and the premises are unsecured they shall be deemed vacated. (IN THE CASE OF OUTSIDE PARKING, TENANT MUST PROVIDE NOTICE OF TERMINATION BY PHONE, EMAIL, U.S. POSTAL SERVICE OR IN PERSON IMMEDIATELY UPON VACATING SPACE.)
3. TENANT shall not use the premises for any unlawful purpose, will keep said premises in good condition (normal wear and tear excepted), and will not store FOOD, explosives, flammable materials or corrosives on the premises. TENANT shall not use the premises in violation of any Federal, State or local law, rule or regulation and will not allow the premises to be used on a temporary or permanent basis for habitation by humans or any animal or pet.
4. TENANT is responsible for obtaining insurance, if any, on the property stored on the premises. OWNER shall not be responsible for losses or damages to TENANT's property caused by fire, water, rain, storms, theft, tornado, explosion, riot, rodents, civil disturbance, insects, sonic boom, land vehicles, or any other cause whatsoever: nor shall OWNER be liable for loss of damage resulting from failure, interruption, or malfunction of utilities provided to TENANT under the AGREEMENT. OWNER shall not be liable for any personal injuries on the premises not caused by OWNER's sole negligence. TENANT understands and agrees that the OWNER is providing no heat for the storage compartments and OWNER is not liable in any way for damage due to extremes of heat or cold.

5. OWNER may, but shall not be obligated to, enter storage premises at any reasonable time without notice to TENANT to inspect, repair, and maintain the unit. If deemed necessary by OWNER, TENANT's contents may be moved to another locker, storage room or another suitable storage facility.

6. In the event of non payment or other default, OWNER shall be entitled to a lien on TENANT's property to secure payment of any amount due under this agreement. If property of TENANT remains on said premises after the last day of the term of this lease, or if the space is left unlocked, said property shall be deemed abandoned, and OWNER is authorized to re-enter, seize and take possession of said property for arrears of rent or breach of this agreement without being deemed guilty of trespass or conversion. Without waiver of any other remedies, and at TENANT's expense, OWNER may have the property appraised and/or moved to another storage facility for further storage at above agreed monthly rental rate. At the time of such re-entry and seizure the OWNER shall give notice in writing thereof to TENANT at the address of TENANT indicated below or at such address as TENANT may hereafter designate in writing to OWNER. Such notice shall be sent by certified mail, addressed as described above. Fifteen (15) days after the date of the notice, OWNER may sell said property at public or private sale to discharge any obligation of the TENANT hereunder. In addition, OWNER may include the reasonable costs of rent, appraisal, moving expenses, and such sale. And the balance, if any, of such proceeds shall demand, within 90 days, be paid to TENANT. If not demanded by TENANT within 90 days from the date of sale, such balance shall be forfeited by TENANT to OWNER. TENANT agrees to pay reasonable collection and attorney's fees in the event such are incurred by OWNER in the process of any procedure described herein.

7. TENANT shall provide 10 days notice of intent to terminate this agreement and vacate the space. Notice shall be deemed acceptable by phone, email, U.S.Postal Service or in person. Prior to vacating the space, TENANT shall broom the floor and clean the space of all property and debris. If the space is not prepared for rental by the TENANT, OWNER may assess a cleaning fee of \$50.00 plus \$20.00/hour for cleaning.

8. Dumpster privileges require prior authorization by the OWNER at ADDITIONAL CHARGE to TENANT.

9. No subletting of the premises or assignment of this AGREEMENT may be made by TENANT without written permission of OWNER in advance.

10. A breach of any of the foregoing covenant and conditions by TENANT shall, at the option of OWNER, terminate this RENTAL AGREEMENT and said RENTAL AGREEMENT shall become null and void. This agreement shall be governed by the laws of the state and county where the unit is located. If any provision hereof is determined to be unenforceable by a court of competent jurisdiction the other provisions shall not be affected and shall remain in full force and effect. This agreement contains the full understanding of the parties and any addition or alteration of the terms hereof must be by written amendment only and signed by the parties.

11. TENANT understands and agrees that entry upon the premises of the storage company involves certain inherent risks that are beyond the reasonable control of OWNER. TENANT, upon entering the premises agrees to assume such risk for themselves and their guest(s) and also to indemnify and hold OWNER harmless from any and all claims, damages, suits at law and equity, or other obligations including the costs and attorneys fees associated therewith. Tenant further agrees to assume responsibility for the conduct of and any damages caused by anyone brought onto the premises by them or their representatives.

FURTHER ACKNOWLEDGMENTS OF TENANT: PLEASE READ AND INITIAL SIGNIFYING UNDERSTANDING AND AGREEMENT OF THE FOLLOWING IMPORTANT PROVISIONS.

No monthly statement will be sent to you. You are required to make timely payment without being reminded.

TENANT's occupancy shall terminate on the numerical date of the month one day before the date of the month of execution of this agreement. Occupancy after that day will result in an additional month's rent being assessed to your account.

If payment is not received on the due date your space will be overlocked and access will be denied until payment is current and next business day if payment

is made after close of business hours. Partial payment, although accepted, will not prevent an overlock of the space or AUCTION PROCEEDINGS. A \$20 lock removal fee will be charged to you for removal of your lock and replacement of the lock shall be at your expense.

After ten days, if payment is not yet received, a lien will be enforced and your property may be auctioned off or sold in payment of the amount due plus costs of sale, fees, penalties and interest. Partial payment will not stop Auction Proceedings.

\$35.00 charge will be assessed for returned checks.

Absolutely no mechanical work is authorized in the rental space unless specified written permission is received from the OWNER. Any spillage or dumping of oil or other contaminates resulting from mechanical work, either authorized or not, will result in an immediate penalty in the minimum amount of \$500.00 to cover abatement and residual effects of such action.

No excessive noise, (i.e. revving of engines, loud music and/or voices, etc.) is permitted on the premises of the storage facility. A fee of \$50.00 will be assessed to TENANT's account for first offense of excessive noise and second offense eviction.

No backing up to the units is allowed. Violation of this provision will result in a charge of \$100.00 minimum. Any damage to the exterior of the unit caused by TENANT or TENANT's guest(s), shall be paid for by TENANT upon demand by OWNER or Agent.

All items brought to storage must be removed upon termination. The dumpster is for private use. Unauthorized useage of the dumpster will result in a charge of \$100.00 levied against your account.

If tenant needs to gain access to space during or immediately following a snow storm, it then becomes TENANT's responsibility to clear snow, 2 feet out from in front of door, away from unit in order to facilitate the clearing of such snow from driveways.

WITNESS OUR HANDS in duplicate at Laramie, Albany County, State of Wyoming.

Name:

Address:

TENANT :

\_\_\_\_\_

OWNER'S AGENT:

By \_\_\_\_\_

LINDA REITSMA