

Storage Lot Rental

Douglas Self-Storage & Warehouse Facility

100 Douglas Park Drive, St. Augustine, FL 32084, 904-829-9224

DATE: \_\_\_\_\_

Douglas Business Park, LLC "Lessor" and

"LESSEE" (please print name here) \_\_\_\_\_

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

Phone Number(s): \_\_\_\_\_

Email: \_\_\_\_\_

Douglas Self-Storage (LESSOR) agrees to lease to Lessee, Storage Space AT

Douglas Storage Park Self-Storage St. Johns County, FL

100 Douglas Park Dr., St. Augustine, FL 32084

Described as follows:

Space for \_\_\_\_\_ vehicle(s) in a fenced area.

Detailed description of vehicle (tag number, length, make, model, color):

\_\_\_\_\_

This is a one year lease. The following terms and conditions will apply:

The primary term of this lease shall be on a monthly bases starting

(date) \_\_\_\_\_ at a rate of \$ \_\_\_\_\_ (includes 6.5% state tax) due the FIRST of each month.

Subsequent month's rental is due on the 1st day of each following month. All such lease payments shall be made to:

Don Douglas at 100 Douglas Park Dr. S1. Augustine, FL 32084,

**Late payments are subject to a \$25/day late fee.**

1. Lessee will keep the premises in good and tenantable condition. Upon the expiration of the Lease, the Lessee will return premises to the Lessor in good tenantable condition. Excluding fair

wear and tear and damages by fire, water, smoke or other casualty not caused by negligence of the Lessee . Lessee shall be responsible for all maintenance and repairs to the improvements on said lands during the term of this Lease, and shall pay all expenses for labor or materials in connection with the space and keep space free and clear of all liens and encumbrances for any such repairs or maintenance.

2. If Lessee is in default in the rental payment of the rental space, and if the default continues for thirty days after written notice is given by the Lessor or, if the Lessor fails or neglects to perform and observe any of the other covenants for a period of 30 days after written notice is given by the lessor, the lease shall be terminated. The Lessor will be allowed to re-enter into the premises without legal process.

*Florida Statute, Section 83.805-83.806,*

*provides for the creation and enforcement of a lien by safe of all personal*

*property by the owner of a self-service storage facility tor non-payment of rental, labor or other*

*charges in relation to the personal property.*

3. Lessee agrees to take out and maintain insurance for the term of this lease. The Lessee must be prepared to furnish Lessor with evidence of such policy that covers damage, theft and other loss of terms being stored. Lessee further agrees to indemnify and save harmless Lessor from all liability for damage or injury, both real and asserted, to both person and property, however arising, to any and all persons occurring with the premises leased.

4. In connection with any litigation arising out of this lease agreement, the prevailing party shall be entitled to recover all costs incurred, including reasonable attorney fees as to this lease.

Any notice to either party required under this lease, may be given by mailing to the following address:

Douglas Business Park, LLC, 100 Douglas Park Dr., St. Augustine, FL 32084

I Agree to the terms & conditions above

Lessee Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Don Douglas, Lessor: (signature on file)