



STORAGE CONTRACT

Date In: _____

Date Out: _____

Name: _____

Address: _____ City _____ State: _____ Zip: _____

Phone: _____ Email: _____

Item# 1 Description			
VIN#			
License Plate		Approx. Value:	

Item# 2 Description			
VIN#			
License Plate		Approx. Value:	

Item# 3 Description			
VIN#			
License Plate		Approx. Value:	

Rate: _____

Payment Received: _____

Date: _____

NOBLE MAPLE FARM STORAGE TERMS & CONDITIONS

COST:

The price of the rental agreement (Short-Term, Seasonal, or Long-Term) shall be paid in full at the time of the contract. Month-to-month contracts add 10% to the price of the contract.

STORAGE OF VEHICLES:

If the Occupant stores any automobile, truck, boat, ATV, or any other motorized item, the Occupant shall place a drip pan under any possible sources of leaks. The Occupant shall also disconnect the negative terminal of the battery or remove the battery from the personal property item. All automobiles will be parked in gear or in "PARK." Chock blocks for any trailers are REQUIRED. Coolant must be suitable for -20 (minus twenty) degrees Fahrenheit.

INSURANCE:



The Operator DOES NOT AND CANNOT assume any responsibility or liability for the Occupant's items stored in the unit(s). Occupant is advised to obtain insurance coverage for stored property.

RISK OF LOSS:

Occupant understands that Operator is not a warehouseman or a garageman, and nothing in this rental agreement or in the tenant's use of the premises will be construed as constituting a bailment agreement. Operator is not liable for any loss or damage to the property while it is on the premises, including but not limited to damage caused by rodents, insects, wildlife, theft, or vandalism.

INDEMNITY:

Occupant agrees to indemnify and hold harmless Operator from any claims, damages, or expenses arising out of Occupant's use of the facility, including but not limited to damage caused by Occupant's vehicle, trailer, or stored items to the premises or to other occupants' property.

HOURS OF OPERATION & ACCESS:

Occupants may enter the property after giving the Operator advance notice, as this storage facility is located on private property. Occupants may call, text, or email the Operator with notice. 24-hour advance notice is appreciated.

Winter Access Restriction: Between **December 1 and March 31**, removal or access may be restricted at the sole discretion of the Operator due to weather or snow load. Occupant acknowledges and accepts this limitation.

SUBLETTING:

Occupant may not sublet or assign the unit(s) covered in this agreement.

RELEASE OF OPERATOR'S LIABILITY FOR BODILY INJURY:

The Operator and the Operator's agents shall not be liable to the Occupant or the Occupant's agents for injury or death as a result of the Occupant's use of the storage space or the self-storage facility, even if such injury is caused by the acts, omissions, or negligence of the Operator or the Operator's agents, except in cases of Operator's gross negligence or intentional misconduct.



CHANGES:

All items of this Agreement, including but not limited to, the rental rate, conditions of occupancy, and other fees are subject to change at the option of the Operator upon THIRTY (30) days' prior written notice to the Occupant. If changed, the Occupant may terminate this Agreement on the effective date of such change by giving the Operator FIVE (5) days' prior written notice of termination after receiving notice of the change. If the Occupant does not give such notice of termination, the change shall become effective on the date stated in the Operator's notice.

DENIAL OF ACCESS:

Upon failure of the Occupant to pay rent when due, the Operator may, without notice, deny the Occupant access to the personal property located in the unit. Not less than FIVE (5) days after rent is due, the Operator may enter and/or remove the property to other suitable storage pending its sale or disposition. Occupant's access may also be conditioned in any manner deemed reasonably necessary by the Operator to maintain order. Default on one space shall constitute default on all rented spaces.

LIEN RIGHTS:

BE ADVISED THAT UNDER MAINE STATE STATUTE, TITLE 10 SECTION 1374, THE OPERATOR OF A SELF-STORAGE FACILITY AUTOMATICALLY HAS A LIEN ON ALL PROPERTY STORED AT THIS FACILITY. AFTER TEN (10) DAYS OF NON-PAYMENT, THE OPERATOR WILL OVERLOCK THE UNIT. A \$10.00 FEE WILL BE CHARGED FOR THIS. IF NON-PAYMENT CONTINUES, THE OPERATOR WILL TAKE POSSESSION OF ALL ITEMS WITHIN THE UNIT AND MAY SELL SAID ITEMS AT AUCTION AT THE STORAGE SITE.

MISCELLANEOUS:

All other agreements between the parties will be in writing and signed by both parties.

I HAVE READ AND UNDERSTAND THIS RENTAL AGREEMENT

Signed: _____ Date: _____