



Date: _____
LOT#: _____

**OUTDOOR STORAGE LEASE AGREEMENT**

Trailer Estates Park & Recreation District, P.O. Box 6298, Bradenton, Florida, 34281, Lessor, hereafter known as “District” does hereby let to the undersigned Tenant, hereafter called “Lessee” space in the outside storage facility under the following terms and conditions.

LESSEE INFORMATION			
Name of Lessee			
Address			PO Box
City/State/Zip		Cell Phone	
Email		Home Phone	
License Plate#:	Tag Exp. Date:	State:	
Registration #:		Registration Exp. Date:	
Description of Storage Item:			
<i>Lessee shall present current registration and proof of current insurance at the time of Lease and at the time of any renewal.</i>			
INSURANCE INFORMATION			
Insurance Carrier			
Insured's Name			
Agent Name		Phone #	
Agent Address			
City/State/Zip			
Policy #		Policy Exp. Date	

1. **TERMS:** District hereby agrees to rent space to Lessee at the outside storage facility located within Trailer Estates Park and Recreation District. The Lessee must meet with the Storage Lot Manager/Maintenance Trustee to be assigned the appropriately sized space. Space shall be assigned by District at its sole discretion, subject to such rules and regulations as District may make changes from time to time respecting the use and rates thereof. District, at its sole discretion shall change or re-assign the leased space of a Lessee.
  
2. **RENTAL RATES:** Rates are based on the storage lot size described above. The right to use such space is not transferable. Current rental rates are available on the District website ([trailerestates.com](http://trailerestates.com)) or in the District Office. The District may increase/decrease the rental rate at its own discretion on a yearly basis. Any renewals or extension of this lease will be at the rate in effect at the time of the extension/renewal. Leases remaining unpaid for thirty (30) days beyond the Invoice date of any rental term shall incur a late charge of 10 percent (10%) of the lot rental. After 45 days, an additional late charge of 10 percent (10%) of the lot rental will be assessed and result in termination of the Lease. The stored unit will be chained or removed. A storage fee of \$100 per 30 days or portion thereof will be assessed until full payment is received. Upon non-renewal and/or termination of the Lease by either party, the Lessee shall remove any stored items or equipment from the storage space, prior to the end of the Lease. All rates must be paid in advance for the rental period.
  
3. **PERMITTED USE OF SPACE:** The outside storage space shall only be used by the Lessee for the storage of personal property belonging to the occupant. Commercial use of storage lot by Lessee is prohibited. Lessee shall not store any contraband, illegal substances, hazardous material in or on the space. Stored items may not exceed the width or length of the storage space. Lessee shall keep the rented space clear of all debris and free of safety hazards. Any violations of the Rules and Regulations may result in immediate termination of Lessee's storage space and forfeiture of all deposits.
  
4. **RULES AND REGULATIONS:** The Rules and Regulations are expressly incorporated into this Agreement by reference herein. Lessee agrees to follow and comply with the Rules and Regulations and is solely responsible for ensuring that any and all invitees or guests abide the Rules and Regulations. Violations of any of the Rules and Regulations may result in the immediate termination of the agreement in the sole discretion of the District. In the event of any conflict between the Rules and Regulations and this agreement, the provisions of this agreement shall prevail. The Rules and Regulations are subject to change as determined in the sole discretion of the District, without notice. The current Rules and Regulations are available to the Lessee at the office and are posted on the Website ([www.trailerestates.com](http://www.trailerestates.com)) of the District. It shall be the responsibility of the Lessee to obtain and follow the current Rules and Regulations.

**DURATION OF AGREEMENT:** (please initial the applicable box)

**ANNUAL** \_\_\_\_\_ the term of this Agreement shall be for one year beginning with the date first identified above.

- A. Upon the expiration of the 12 months, and each anniversary date thereafter, this Agreement shall automatically renew for an additional one-year term at the current posted annual storage lot rate unless otherwise earlier terminated in accordance with this Agreement.
- B. After the initial one-year term, this Agreement may be terminated by either party, with or without cause, upon 30 days prior written notice.**
- C. Notice of the intent to terminate any renewal of this Agreement must be submitted in writing a minimum of 30 days prior to the expiration of the initial or proceeding term of this Agreement.
- D. If Lessee terminates this Agreement after the renewal date, no refunds will be issued.**
- E. Notice of intent to terminate this Agreement by District shall be sent to the address stated above for such notice and notice of intent to terminate this Agreement by Lessee to District shall be delivered to the District's offices at the address specified on page 1 of this Agreement.

**SEASONAL** (6 Month Min.) \_\_\_\_\_ The term of this Agreement shall be for 6 months beginning with the date first above written in the upper right-hand corner of the first page of this Agreement.

- A. Upon the expiration of the 6 months, and each anniversary date thereafter, this Agreement shall automatically renew for an additional 6-month terms at the current posted annual storage lot rate unless otherwise earlier terminated in accordance with this Agreement.
- B. After the initial 6-month term, this Agreement may be terminated by either party, with or without cause, upon 30 days prior written notice.
- C. Notice of the intent to terminate any renewal of this Agreement must be submitted in writing a minimum of 30 days prior to the expiration of the initial or proceeding term of this Agreement.
- D. If Lessee terminates this Agreement after the renewal date, no refunds will be issued.**
- E. Notice of intent to terminate this Agreement by District shall be sent to the address stated above for such notice and notice of intent to terminate this Agreement by Lessee to District shall be delivered to the District's offices at the address specified on page 1 of this Agreement.

5. **SECURITY AND LIABILITY:** Lessee's possessions will occupy the storage space entirely at the risk of the Lessee. District is not responsible for carrying any insurance covering Lessee's possessions. Lessee shall, at his or her own expense, obtain insurance for the possessions stored at the premises. Lessee releases District from any loss, damage, claim or injury resulting from any casualty on the premises. Lessee understands and agrees that the Lessee accepts full responsibility for any and all personal injuries or any other damages that may occur during the use of the storage space, regardless of the reason. Further, Lessee agrees that District, and all associated owners, agents and employees, be held harmless for any and all injuries and damages occurring.
  
6. **TERMINATION OF LEASE:** Should a breach of this agreement or violation of rules and regulations occur, this Lease Agreement may be terminated, the Lessee given notice in writing and advised that they must remove stored Item(s) immediately. District may remove the stored item(s) from the space at the owner's risk and expense and retain possession of the leased space.
  
7. **GOVERNING LAW:** This lease is governed by the laws of the State of Florida and in the event of any dispute under this Agreement, venue shall be in the courts in and for Manatee County.

**By signature below, the undersigned Lessee affirms that he/she has personally obtained sufficient insurance to sustain any loss to the article being stored, and agrees to be bound by all terms and conditions, and penalties of this Agreement and the District's Rules/Regulations.**

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LESSEE/AGENT #1 SIGNATURE & DATE

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LESSEE/AGENT #2 SIGNATURE & DATE

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DISTRICT REPRESENTATIVE SIGNATURE & DATE