



RENTAL AGREEMENT

THIS FORM MUST BE COMPLETED IN ITS ENTIRETY

APPLICANTS NAME ("LESSEE"):

SPOUSE: _____

ADDRESS: _____

CITY: _____ STATE: _____ ZIP: _____

HOME PHONE : () _____ - _____

WORK PHONE: () _____ - _____

CELL PHONE: () _____ - _____

E-MAIL: _____

(USED FOR CONTACT PURPOSES ONLY)

EMERGENCY CONTACT

NAME: _____

PHONE: () _____ - _____

ITEM STORED ("ITEM"):

___ CLASS A

___ CLASS B

___ CLASS C

___ FIFTH WHEEL

___ TRAVEL TRAILER

___ TOY HAULER

___ BOAT

___ CLASSIC
AUTOMOBILE

___ OTHER

IF "OTHER" PLEASE

DESCRIBE: _____

YEAR, MAKE AND MODEL OF ITEM:

RENO TOY STORAGE, LLC

1005 STANDARD STREET, SUITE C AND D, RENO, NV 89506

PHONE: 775-329-2331 FAX: 775-329-2335

WWW.RENOTOYSTORAGE.COM



APPROXIMATE LENGTH: _____ FT. APPROXIMATE WIDTH: _____ FT.

LICENSE PLATE NUMBER: _____ STATE: _____

NUMBER OF SLIDE OUTS (IF ANY): _____

WILL YOU BE STORING ANOTHER VEHICLE HERE WILL YOU ARE AWAY WITH YOUR ITEM? (FOR THE PURPOSES OF THIS AGREEMENT, SUCH OTHER VEHICLE AND THE ITEM ARE COLLECTIVELY REFERRED TO HEREIN AS THE "ITEM") ____ YES ____ NO

IF YES: MAKE OF VEHICLE _____

MODEL OF VEHICLE _____

LICENSE PLATE NUMBER OF VEHICLE _____ STATE: _____

HOW DO PREFER TO PAY FOR OUR SERVICES? (CIRCLE ONE)

CHECK CREDIT CARD MONEY ORDER CASH (WE ACCEPT ALL MAJOR CREDITS)

CREDIT CARD NUMBER : _____

NAME ON CREDIT CARD: _____

EXPIRATION DATE: _____

ADDRESS ON THE FRONT OF THIS DOCUMENT MUST BE THE BILLING ADDRESS FOR THIS CREDIT CARD. IF DIFFERENT , PLEASE FILL OUT THE BILLING ADDRESS HERE:

AUTHORIZATION NUMBER _____

I HEREBY AUTHORIZE RTS TO BILL MY CREDIT CARD MONTHLY PER THE ATTACHED CONTRACT :

SIGNATURE: _____

DATE _____

PRINT NAME: _____



REMAINDER OF PAGE IS TO BE FILLED OUT BY RTS EMPLOYEE ONLY

AGREEMENT COMMENCEMENT DATE: _____

MONTHLY RENT ("RENT"): _____



NOTICE

NEVADA REVISED STATUTES 108.265 ET SEQ. PROVIDES THAT THE RV, BOAT OR OTHER STORED ITEM, WILL BE SUBJECT TO A CLAIM FOR A LIEN IF THE RENT OR OTHER CHARGES DUE PURSUANT TO THIS AGREEMENT REMAIN UNPAID FOR THIRTY CONSECUTIVE DAYS.

This Rental Agreement (the "Agreement"), dated the _____ day of _____, 20____, is by and between Lessee (above defined) and Reno Toy Storage, LLC, a Nevada limited liability company (hereinafter referred to as "RTS").

1. Rent. Rent (above defined) shall be due and payable on the first of each month, in advance. **RTS WILL NOT MAIL YOU AN INVOICE, IT IS YOUR RESPONSIBILITY TO ENSURE RENT IS PAID BY THE DUE DATE SET FORTH HEREIN.** RTS will accept payment in the form of a personal, pre-printed check, money order or credit card. A late fee of Twenty-Five dollars (\$25.00) will be assessed on any Rent payment not received by the fifth (5th) of each month. After two (2) returned checks, RTS reserves the right to require Lessee to pay with either a credit card or money order. In addition you will be assessed a one and one-half percent (1 1/2%) service charge per month on any delinquent balance, until such balance is paid in full.

2. Lien Rights of RTS. RTS shall have a lien upon the Item stored in or about the storage facility for the value of any Rent or other charges incurred as a result of this Agreement and for expenses necessary for the preservation, sale or disposition of the Item to satisfy the lien. When any part of the Rent or any other charges due hereunder remain unpaid for thirty (30) consecutive days, RTS may terminate this Agreement by sending a "Notice of Termination and Lien" required by NRS 108.265 et seq., to Lessee's last known address, which address, unless RTS is otherwise notified in writing by Lessee, shall be the same as hereinabove provided. If Lessee fails to pay all of such Rent or other charges due hereunder within the time stated in the Notice of Termination and Lien, Lessee may sell Lessee's property as set forth in NRS 108.265 et seq., in order to satisfy the amount of the lien.

3. Release and Indemnification of RTS. Storage is at the sole risk of Lessee. RTS is not responsible for damage, loss or theft of any kind, unless such loss or damage results from the direct, active and gross negligence of RTS, its officers, agents, or employees. Lessee expressly agrees to release, hold harmless and indemnify RTS, all of its officers, agents, employees, or otherwise, from all liability, loss or damage, including the reasonable cost of defense that RTS may suffer as a result of claims, demands, actions or damages to any and all persons, property, cost or judgment against RTS which may result from or arise out of or is in any way connected with the Rental Agreement between Lessee and RTS.

4. Storage. This Agreement is for the storage of the Item, as previously described in this contract. All Item's will be stored in RTS' indoor storage facility (the "Building"). RTS reserves the right to store the Item anywhere in the Building. Lessee shall have no right or claim to any particular area or location within the Building. Indoor storage generally does not require the Item to be winterized; however, it is suggested you winterize the Item in case of power failure or other unforeseen event. RTS will not be held responsible for any power outages or any other unforeseen event beyond the reasonable control of RTS.

5. Hazardous Materials. No material may be stored in the Building that may be hazardous to the building or anything contained therein. This prohibition shall specifically prohibit explosives, combustible materials, chemical, odorous or other inherently dangerous materials, unless such materials are contained in a container specifically designed for such use and of a type approved by the appropriate governmental entity. All propane tanks must be turned off prior to storage.

6. Access by Lessee. **NO CUSTOMERS ARE ALLOWED TO MOVE ITEMS INSIDE THE BUILDING.** All Item's inside the Building must be moved by an employee or agent of RTS. In the event you desire to

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remove your Item from, or place your Item in, the Building, please call RTS or visit the RTS website at www.renotoystorage.com and RTS will make every reasonable effort possible to have your Item ready when you want it. All requests must be made twenty-four (24) hours in advance. In the event you fail to provide at least twenty-four (24) hours notice prior to any drop-off or pick-up, the following additional charges may apply:

a. For the first (1st) occurrence in any twelve (12) month period, Lessee shall be charged a fee of Fifty Dollars (\$50.00), payable at the time of service.

b. For the second (2nd) occurrence in any twelve (12) month period, Lessee shall be charged a fee of One Hundred Dollars (\$100.00), payable at the time of service.

c. For the third (3rd) occurrence in any twelve (12) month period, and for each additional occurrence during such twelve (12) month period, Lessee shall be charged a fee of Two Hundred Fifty Dollars (\$250.00), payable at time of service.

Lessee is permitted four (4) entrances and four (4) exits in any given calendar month. In the event Lessee requires additional entrances or exits, Lessee shall pay an additional amount of Ten dollars (\$10.00) per entrance or exit, due and payable at the time of service, and in addition to any other amounts set forth in Sections 7(a) - (c) above.

In addition, no work may be done on any Item by Lessee at any time while the Item is stored inside the Building. All work inside the Building must be performed by an employee or agent of RTS, during Normal Operating Hours (defined below). Payment for any such service shall be due and payable per separate agreement of the parties.

7. Access by RTS. Upon the request of RTS, Lessee shall provide access to RTS to enter the Item for the purpose of inspection to insure compliance with the provisions of this Agreement. In the case of emergency, RTS shall be permitted to enter the Item without the consent of Lessee. For the purposes of this Section 7, the term "emergency" shall mean any sudden, unexpected occurrence or circumstance which, in the reasonably exercised judgment of RTS, requires immediate action.

8. Electrical Connections. Electrical connections are available for an additional monthly fee of Fifteen Dollars (\$25.00), which such amount shall be due at the same time and on the same terms as Rent. All electrical connections are 110v, 15 amp. The electrical connections may be utilized for purpose of charging batteries and operating refrigerators only.

9. Black and Gray Tanks. All black and grey water tanks must be emptied prior to storage. Lessee shall be entitled to the utilize the black and grey water receptacles located at the Building for the purpose of emptying the black and grey water tanks. Lessee may do so a maximum of four (4) times in any given month period. In the event Lessee desires to the utilize the black and grey water receptacles located at the Building more than four (4) times in any given month, Lessee may do so at the cost of Seven and 50/100 Dollars (\$7.50) per use, payable at the time of service.

10. Holdover by Lessee. In the event Lessee fails to remove the Item from the Building upon the expiration of this Agreement, the current Rental rates then in effect, in addition to all other provisions under this Agreement, shall apply.

11. Termination. This Agreement may be terminated by either party, upon thirty (30) days advance written notice.



12. Hours of Operation. As of the date of this Agreement, the hours of operation (the "Normal Operating Hours") of RTS are:

Monday through Thursday 10:00 A.M. to 5:00 P.M.

Friday 9:00 A.M. to 7:00 P.M.

Saturday: 8:00 a.m. to 3:00 p.m.

Sunday: 12:00 p.m. to 6:00 p.m.

The Normal Operating Hours are subject to change, and RTS may be closed on certain holidays. Up to date hours of operation are made available on our website, on our answering machine and will be posted at the Building. In the event you require access to the Building at times other than during normal hours of operation, RTS will make every reasonable effort to accommodate your request. In such instance, an additional fee of twenty five dollars (\$25), in addition to all other applicable fees, may be charged, payable at the time of service.

This Agreement is executed on the date first written above. By signing this document, you agree to the Terms and Conditions set forth in the "Terms and Conditions" pages.

"LESSEE"

(Please Print Name)

"RTS"

(RTS/Agent of RTS)