**SELF STORAGE UNIT**

**RENTAL AGREEMENT**

Elochoman Slough Marina

Port District No. 1 of Wahkiakum County, WA

500 2nd Street Cathlamet, WA

360-795-3501

This Agreement is made and entered into by and between PORT DISTRICT NO. ONE OF WHKIAKUM COUNTY, a Washington state municipal corporation (“District”) and\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (“Occupant”)

In consideration of the rents and covenants set forth herein, District agrees to lease to Occupant Storage Unit #\_\_\_\_\_\_situated in the storage building on District premises in Cathlamet, Washington, on the fallowing terms and conditions:

1. The term of this lease shall commence on the \_\_\_\_\_ day of \_\_\_\_\_\_\_\_\_\_\_\_\_\_, 20\_\_\_ and continue on a month-to-month basis until terminated as provided here in
2. Occupant agrees to pay the District monthly rent in the amount of $\_\_\_\_\_\_\_\_\_\_, due on the first day of each month, except when that day falls on a weekend or legal holiday, in which cease rent is due on the next business day. Rent for the first month shall be pro-rated and due upon execution of this Agreement.
3. If Occupant fails to pay the rent in full before the end of the tenth day after it is due, Occupant agrees to pay District a late fee of twenty five dollars for each late rental payment, and District may deny Occupant access to the Unit pursuant to RCW Ch. 19.150. District does not waive the right to insist on payment of rent in full on date it is due.
4. Occupant shall pay a security deposit in the amount of $\_\_\_\_\_\_\_\_\_\_\_. Upon termination of the tenancy, all or a portion of this deposit may be retained by the District, and any refund to Occupant is conditioned upon occupancy for a minimum of \_\_\_\_\_\_ months, return to District of all locks and keys provided during the tenancy, no default by Occupant is under the terms of this Agreement and return of the unit in the same condition it was in when Occupant took possession on the Commencement Date, reasonable wear and tear excepted.
5. Any and all delinquent amounts due hereunder shall bear interest at the statutory rate until paid
6. If any check offered by Occupant to District in payment of rent or any other amount due hereunder is returned for lack of sufficient funds a “stop payment” or any other reasons, Occupant shall pay District a returned check charge of $50.00.
7. Occupant shall keep and maintain insurance on any and all property being stored within the Unit. Occupant understands and agrees that District shall not be responsible to maintain insurance on the unit, and Occupant stores his or her property at his or her own risk should Occupant choose not to keep and maintain insurance Occupant hereby waives any and all claims against the District and agrees to indemnify and hold District harmless for personal injury and property damage caused, directly or indirectly, by Occupant’s use of the unit.
8. Occupant shall not sublet the Unit or assign this Agreement without the prior written consent of District
9. Occupant shall only use the Unit for the storage of personal property approved by the District. No human or animal may inhabit the unit. Occupant shall not operate ant business, produce any goods or provide any services in the Unit or at the storage facility. Occupant shall not generate, release, store, or dispose of any flammable, corrosive, organic, biological, chemical, odorous, noxious or other dangerous or hazardous materials in or around the Unit or storage facility. Occupant shall comply with all municipal, state, and federal laws and regulations affecting its used of the Unit.
10. Occupant shall comply with any and all rules and regulations that may be established from time to time by District
11. Occupant has inspected the Unit and accepts it AS IS. Occupant shall keep the Unit in good order and condition, and shall pay for any and all repairs to the Unit or the storage facility arising out of the negligence or willful misconduct of Occupant and any agent of Occupant.
12. District shall have right to terminate this agreement at any time on ten (10) days’ notice to Occupant
13. District shall be Permitted to enter and inspect the Unit at all reasonable times without notice to Occupant
14. All notices required by this Agreement or BY law shall be sent to the following:

District Occupant

Port District No.1 of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Wahkiakum County, Washington \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

500 2nd Street \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Cathlamet, WA 98612 \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Alternate Address for Occupant

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

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1. In the event Occupant breaches any of the terms, covenants, or conditions of this Agreement, or in Event or any dispute, claim or controversy relating thereto, Occupant shall pay District all expenses actually incurred, including attorney’s fees, resulting therefrom and from any ensuing litigation, arbitration or mediation.
2. This Agreement is binding upon, and shall inure to the benefit or, District and Occupant and their respective their representative heirs, legal representative, successor and except as otherwise proven in this Agreement their assignees.
3. This agreement constitutes the entire agreement between District and Occupant and can only be amended in writing signed by the parties. This Agreement shall be governed by the laws of the State of Washington and venue shall be in Wahkiakum County.
4. If one or more of the provisions of this Agreement are deemed to be illegal or unenforceable, the remainder of this Agreement shall be unaffected and shall continue to be fully valid, binding and enforceable.

OCCUPANT IS HEREBY NOTIFIED THAT HE OR SHE IS REQUIRED TO DISCLOSE ANY LIENHOLDERS AND/OR SECURED PARTIES WHO HAVE AN INTREST IN THE PROPERTY THAT IS OR WILL BE STORED IN THE STORAGE UNIT AND THAT OCCUPANT’S PROPERTY WILL BE SUBJECT TO A CLAIM ON LIEN AND MAY EVEN BE SOLD TO SATISFY THE LIEN IF THE RENT OR OTHR CHRGES DUE REMAIN UNPAID FOR FOURTEEN CONSECUTIVE DAYS AS AUTHORIZED BY RCW CHAPTER 19.150.

Dated this \_\_\_\_\_\_ day of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, 20\_\_\_.

PORT DISTRICT NO.1 OF

WAHKIAKUM COUNTY,

WASHINGTION: OCCUPANT:

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_