

| <b>San Antonio Storage LLC Lease Agreement</b>  |                    |  |               |
|---|--------------------|--|---------------|
| This agreement has been made effective as of 5/21/2024 between San Antonio Storage LLC and the Renter(s) listed in this agreement.  |                    |  |               |
| Section 1. Renter Information   |                    |  |               |
| Primary Owner (Renter)  |                    | Secondary Owner (Renter)                           |               |
| Primary Renter Name (First, Middle and Last)  |                    | Secondary Renter (First, Middle and Last)          |               |
| Address (including city, state and zip code)  |                    | Address (including city, state and zip code)       |               |
| Phone #   |                    | Phone #  |               |
| Alternate Phone #   |                    | Alternate Phone #                                  |               |
| Email   |                    | Email  |               |
| Driver's License # of Primary Owner   |                    | Driver's License # of Secondary Owner              |               |
| Emergency Contact Name  |                    | Emergency Contact Name                             |               |
| Emergency Contact Phone #   |                    | Emergency Contact Phone #                          |               |
| <p><b>Note: If you would like to grant the secondary owner full access to your vehicle, please read and sign this section. I understand that my signature at the end of this sentence means that I authorize the secondary owner listed in this agreement full access to the vehicle(s) listed on this agreement:</b></p> |                    |  |               |
| Section 2. Vehicle Information  |                    |  |               |
| Vehicle Information (Required for Each Vehicle Stored)  |                    |  |               |
| How many vehicles do you plan to store?   |                    | Approximate Length                                 |               |
| Name of the Owner of the RV or Boat   |                    | Approximate Width                                  |               |
| Type of Vehicle   |                    | Model  |               |
| Make  |                    | Vehicle ID#  |               |
| Year  |                    | License Plate / Boat Registration No.              |               |
| Insurance Carrier   |                    | Policy#  |               |
| Insurance Expiration Date   |                    | Year of Registration With DMV                      |               |
| How long do you intend to store for?  |                    | Will you use a tarp or cover to cover the vehicle? |               |
| Vehicle Information (Required for Each Vehicle Stored)  |                    |  |               |
| How many vehicles do you plan to store?   |                    | Approximate Length                                 |               |
| Name of the Owner of the RV or Boat   |                    | Width  |               |
| Type of Vehicle   |                    | Model  |               |
| Make  |                    | Vehicle ID#  |               |
| Year  |                    | License Plate / Boat Registration No.              |               |
| Insurance Carrier   |                    | Policy#  |               |
| Insurance Expiration Date   |                    | Year of Registration With DMV                      |               |
| How long do you intend to store for?  |                    | Will you use a tarp or cover to cover the vehicle? |               |
| Vehicle Information (Required for Each Vehicle Stored)  |                    |  |               |
| How many vehicles do you plan to store?   |                    | Approximate Length                                 |               |
| Name of the Owner of the RV or Boat   |                    | Width  |               |
| Type of Vehicle   |                    | Model  |               |
| Make  |                    | Vehicle ID#  |               |
| Year  |                    | License Plate / Boat Registration No.              |               |
| Insurance Carrier   |                    | Policy#  |               |
| Insurance Expiration Date   |                    | Year of Registration With DMV                      |               |
| How long do you intend to store for?  |                    | Will you use a tarp or cover to cover the vehicle? |               |
| Section 3. Billing Details  |                    |  |               |
| Card Holder Name  |                    | Card Type  |               |
| Card No.  |                    | Expiration Date                                    |               |
| CVV   |                    | Billing Address (If different from address above)  |               |
| Do you authorize us to automatically charge you the monthly storage fee for each vehicle stored with us at the start of a new month?<br>Automatic charges will be in accordance with the Storage Rates as described in Section 10. All leases are subject to a minimum 30-day charge.                                     |                    |  | Yes<br><br>No |
| Section 4. Lease Details (Office Use)   |                    |  |               |
| Storage Lease Start Date:   | Duration of Lease: | Vehicle Description:                               | Space #       |
| Storage Lease End Date:   |                    |  |               |
| Storage Lease Start Date:   | Duration of Lease: | Vehicle Description:                               | Space #       |
| Storage Lease End Date:   |                    |  |               |
| Storage Lease Start Date:   | Duration of Lease: | Vehicle Description:                               | Space #       |
| Storage Lease End Date:   |                    |  |               |
| Section 5. Terms and Conditions   |                    |  |               |
| Considering the fees and charges herein set forth and subject to the following Terms and Conditions, San Antonio Storage LLC agrees to the permit the Renter to use the above noted storage space for the storage of the vehicle(s) described in Section 2 hereof.  |                    |  |               |
| Section 6. Ownership of Vehicle   |                    |  |               |

The Renter represents and warrants that s/he is the primary owner of the vehicle and that the vehicle is registered in the name of the Renter. The Renter understands that proof of ownership and insurance must accompany this agreement, and agrees that San Antonio Storage LLC has the right to request proof of continued ownership and insurance at any time during the term of this agreement. The Renter must maintain a valid current license plate and registration for the vehicle(s) at all times while it is stored in the facility grounds of San Antonio Storage LLC. If for any reason, the renter is unable to prove ownership of the vehicle, the vehicle will be reported to law enforcement for further inquiry.

#### **Section 7. Contents and Conditions of Storage**

Upon signing this agreement, the Renter understands that storage of legal or illegal drugs, weapons, child pornography, hazardous chemicals, flammable liquids, explosives, human or animal remains, stolen property, materials that could attract pest activity, or any other materials that could cause damage to the property or any other Renter(s) vehicles is prohibited. San Antonio Storage LLC will fully comply with all law enforcement agencies and allow entry into your vehicle if a warrant is presented for the search of your vehicle(s) while it is stored within the storage facility. All property damages will be charged to the Renter(s) for full reimbursement. Tents may not be used by any Renter(s) to provide shade for a stored vehicle. However, a cover or tarp can be used if it is secured and maintained in good condition. If wear is noted on any covering, the Renter will be notified and given up to 15 days to replace the damaged covering. The 15-day time frame can be reduced at the discretion of the San Antonio Storage LLC if the condition of the Renter's covering hinders other Renters' access to their property and/or impacts the appearance of the facility grounds. Renters are prohibited from staying in their vehicles for any duration of time outside of the time it requires to park the vehicle or remove the vehicle(s).

#### **Section 8. Insurance**

The Renter understands that the San Antonio Storage LLC does not carry insurance to cover any damages to the Renter's vehicle(s). Insurance against all losses is entirely the responsibility of the Renter. San Antonio Storage LLC does not assume liability for any losses or damages including losses due to fire, personal injury, theft, vandalism, or acts of nature. The Renter(s) must provide proof of insurance for remote storage within 15 days of signing this agreement.

#### **Section 9. Lease Period**

This is a month-to-month agreement, commencing on the date mentioned in Section 4 and it will renew every month until terminated by either party as provided herein.

#### **Section 10. Termination of Services**

In case the Renter wants to vacate before the end of the duration of the lease as agreed upon in this agreement or if the Renter no longer wants to continue leasing the space for any other reason, the Renter must notify San Antonio Storage LLC of their interest in termination of this agreement at least 15 days prior. After 15 days, the Renter must vacate the assigned space(s) within 24 hours. If the Renter vacates in the middle of a month, no refund will be given to the Renter for the current month. However, the Renter will be refunded for any preceding months that have been paid for and unused. Alternatively, the Renter may choose to leave the remaining funds as credit towards the next time when the Renter returns to lease with San Antonio Storage LLC.

San Antonio Storage reserves the right to terminate this agreement without a refund if any of the Terms and Conditions listed within this agreement are violated by the Renter. San Antonio Storage reserves the right to terminate this agreement without stating a specific cause or for lack of proof of insurance for the parked vehicle(s). Upon termination of services, the Renter will be required to remove their vehicle(s) from the assigned space(s) and the premises in 24 hours. All vehicles that are not removed within 24 hours will be removed from the property and taken to a public or private impoundment area at the expense of the Renter(s) listed on this agreement. If the Renter's vehicle(s) is being sought after by law enforcement, San Antonio Storage LLC will fully comply with law enforcement in the removal of the vehicle(s).

#### **Section 11. Dispute Resolution**

All disputes will be resolved by a binding agreement per California Code of Civil Procedure - CCP § 1282 - 1294.4 through an arbitrator. The aggregate liability of San Antonio Storage LLC will not be greater than the amount paid to San Antonio Storage LLC for the 6 months preceding the incident.

#### **Section 12. Evacuation and/or Maintenance**

The Renter acknowledges that San Antonio Storage LLC must adhere to State Mandated evacuation orders. In such circumstances, San Antonio Storage LLC will notify it's customers within 24 hours of such orders. The Renter understands that the facility grounds requires maintenance such as landscaping, fencing repairs, etc. to maintain the facility in an aesthetically pleasing manner. During such times, San Antonio Storage LLC may request the Renter to temporarily move their vehicle(s) to a different space to accommodate such maintenance activities. San Antonio Storage LLC will provide it's customers 1 week notice for scheduled activities. The Renter acknowledges that advance notice of 1 week may not be possible if emergency maintenance needs to be performed.

#### **Section 13. Storage Rates and Payments**

The monthly lease charge for each space is \$45/month. Each vehicle can only occupy one space and each space will be charged \$45/month. The Renter acknowledges that these rates may change from time to time. San Antonio Storage LLC agrees to give the Renter (30) days prior notice of any change in the storage rates and to supply the Renter with an amended agreement within 30 days following any such change.

Payments are prorated to ensure that Renters only pay for the duration of a month when the Renter has occupied a space. Payments are due on the 1st of each month. All Renters will be provided an invoice as proof of payment for their records. All leases are subject to a minimum 30-day charge. The renter is responsible for ensuring that the credit card information is kept up to date. Payments that are received 15 days later than the due date are subject to a \$10 late fee. A \$10 late fee will be applied every 15 days that the payment is late until the entire amount due along with the late fees are paid in full.

San Antonio Storage LLC will send the Renter a statement indicating that the payment plus a late charge of \$10 is immediately payable. It is understood by the Renter that if the payment is not received within 30 days of this notice, San Antonio Storage LLC has the right to remove the vehicle and have it impounded in either a private or public impoundment area, and all expenses thereof shall be charged to the Renter. It is the responsibility of the Renter to notify San Antonio Storage LLC of the termination of the lease agreement. Lease charges will continue to incur until the Renter notifies San Antonio Storage LLC that the space has been vacated.

#### **Section 14. Complimentary Services**

If you are a Renter who already has a leased space, you are permitted to leave your car/truck/motorcycle in your assigned space when you move your RV or Boat for use. We offer this complimentary service to our customers so you don't have to pay for parking your car at the lake. All Renter(s) must notify San Antonio Storage LLC within 24 hours if they plan to leave their car/truck/motorcycle in their assigned space and submit the following within 24 hours via email or text:

1. A picture of the vehicle identifying the make and model of the car/truck/motorcycle
2. Proof of current insurance
3. A picture of the license plate number with the current registration tag
4. A picture of the owner's driver's license

The Renter(s) understands that the San Antonio Storage LLC does not carry insurance to cover any damages to the Renter's vehicle(s). Insurance against all losses is entirely the responsibility of the Renter(s). San Antonio Storage LLC does not assume liability for any losses or damages including losses due to fire, personal injury, theft, vandalism, or acts of nature. San Antonio Storage LLC reserves the right to revoke complimentary services without cause.

#### **Section 15. Hours of Operation & Location**

The storage facility is open and available for access by all customers from 5am - 9pm Monday to Sunday. The facility does not observe any holidays.

San Antonio Storage  
70870 New Pleyto Rd  
Bradley, CA 93426  
Ph#: 805-400-3227

Email Address: sanantoniostorage@gmail.com  
Website: www.sanantoniostorage.com (coming soon!)

#### **Section 16. Acknowledgement**

|                           |  |
|---------------------------|--|
| I (Primary Owner) _____   | (print or sign name) acknowledge and agree to the terms outline on this agreement. I understand that any violation of these terms could result in the termination of this agreement. |
| I (Secondary Owner) _____ | (print or sign name) acknowledge and agree to the terms outline on this agreement. I understand that any violation of these terms could result in the termination of this agreement. |