www.capemyersstorage.com
239-850-0230
Email: capemyersstorage@aol.com
4481 Hancock Bridge Pkwy, North Fort Myers, FL 33903

	Monthly	Prepaid	Other*)
Space # _____ Lease method preferred:	___	___	___
1st Mth. Proration: ____days $ _____ + Tax 2.5%	$ _____		$ _____
Monthly Rent Due $ _____ + Tax 2.5%	$ _____		$ _____
As of: _____			
Plus 1-Month's Security Deposit**			$ _____
Sub-Total:			**$** _____
Processsing Convenience Fee of 3.5% for Payment by Credit/Debit Card			$ _____
Total Due at Contract Signing			**$** _____

Name of Lessee: _____

Address: _____

City/State/ZIP: _____

Phone: _____

Email: _____

Payment method: ***Fee-free payment methods*** *: Cash, Check, e-Check, ZELLE Pay*

Additional Info:

☐ ***Monthly Electrical Service***
The service fee is $25.00/mo.; an additional charge for actual consumption at a rate of $0.18/kWh (+ 6.5% tax) will be billed once the amount is determined.

Type of Vehicle: _____

Plate #: _____ State: _____

➢ This Rental Agreement is entered into between Cape Myers Storage Solutions—as Owner and Lessor—, and Lessee in Lee County, Florida, and is governed by Florida Law. Owner does hereby lease to Lessee the above described storage space. ➢

1. TERM: The term of this Agreement shall commence on the ..... day of ....., 20....., and shall continue on a month-to-month tenancy until terminated.

2. RENT: Lessee agrees to pay Lessor for the use of the space monthly rent plus tax as listed above. Mail all payments to: *Cape Myers Storage Solutions LLC, 4481 Hancock Bridge Pkwy, North Fort Myers, FL 33903.* **Monthly rent is due by the 1st (first) day of the month.**
If any monthly rent is not paid within 5 (five) days of the due date, or if any check in payment is dishonored, Lessee shall be deemed to be in default. In the event of Lessee's default, Lessor may deny Lessee access to the storage space. If any monthly payment is not paid within 30 (thirty) days of the due date, Lessee's property may be seized and is subject to foreclosure and sale pursuant to Chapter 83, Florida Statues.

3. FEES: If a monthly rent payment is not received within 5 (five) days of the due date, the Lessee shall pay the Lessor an additional amount as a late fee for each month of delay, equal to $10.00 (for a total rent of less than $100.00) or 10% (for a total rent of more than $100.00). If any check is dishonored, all rent or late fees shall be immediately due and payable in addition to a return check charge in the amount of $50.00.

) There is a 1 (one) month's security deposit to ensure that the appropriate 2-weeks' notice is given before vacating space and that the space is left in the same condition which it was rented to the customer! The deposit will be refunded at the end of the corresponding month after the rental agreement has ended.

4. USE: The space is to be used by Lessee solely for the purpose of storing any vehicle on wheels belonging to the Lessee. Lessee agrees that the property will not be used for any purpose unlawful or contrary to any ordinance, regulation, fire code or health code. Lessee shall not commit waste or create a nuisance and will keep the space in good condition during the term of the Agreement. There shall be no occupancy of the space by humans or pets of any kind. **All vehicles must be operational, on wheels, insured, and registered.**

5. RISK OF LOSS: All property stored on the space shall be stored at Lessee's sole risk. Lessor shall not be liable for any loss of or damage to any personal property while at the space arising from any cause whatsoever.

6. OWNERSHIP AND INSURANCE: Lessee shall deliver to Lessor prior to occupying the space documents of ownership and registration of the vehicle. Lessee shall secure its own insurance to protect itself and its property against all perils of whatsoever nature. Lessee shall furnish Lessor proof of ownership, registration, and insurance before occupancy and upon any changes of ownership, registration, or insurance. Insurance policies must be acceptable to Lessor.

7. IDEMNIFICATION OF OWNER: Lessee will indemnify and hold Lessor harmless from and against any and all manner of claims for damage, lost property, personal injury, and costs including attorney's fees arising from Lessee's use of the space or from any activity or work done or permitted by Lessee on the space. No work shall be performed on any stored vehicle at any time.

8. CONDITION OF SPACE: Lessee assumes responsibility for having examined the space and hereby accepts it as being in good order and condition. Lessee shall be charged for material costs plus $50.00 per hour labor for any damages to fences or structures caused by Lessee.

9. TERMINATION: This Agreement shall continue from month-to-month **unless Lessee or Lessor delivers to the other party a WRITTEN NOTICE of its intentions to terminate the Agreement AT LEAST 2 (two) WEEKS PRIOR TO THE END OF THE CURRENT MONTH.** If Lessee fails to fully remove its property from the space within the time required, Lessor may without further notice or demand enter the space and remove all property therefrom at the Lessee's expense. This Agreement shall automatically terminate if Lessee abandons the space. **There shall be NO REFUNDS FOR EARLY TERMINATION OF LEASE!**

=> Please put your initials here: _____

10. ASSIGNMENT / SUBLETTING / PERSONAL KEY CODE: Lessee shall not assign this Agreement or sublet the space. Also it is not allowed to refer the personal key code to third parties

11. SUCCESSION: This Agreement is binding upon the parties, their heir, successors, and assigns.

12. CHANGES: Lessee agrees to give prompt written notice to Lessor of any change in Lessee's address. All terms of this Agreement including but without limitation, monthly rental rate and conditions of occupancy are subject to change upon 30 (thirty) days prior written notice to Lessee. Lessee may terminate this Agreement on the effective date of the change by giving Lessor 2 (two) weeks prior written notice to terminate.

13. Check-in/Check-out: Lessee is committed to schedule an appointment with Lessor for moving in or out. The vehicles to be stored are only moved in or out in the presence of the Lessor while check-in or check-out.
=> Please put your initials here: _____

Executed this ..... Day of ....., 20.....

Cape Myers Storage Solutions, LLC

Lessee: _____
(Printed Name)

_____
(Signature)

Lessor: _____
(Member of the Management or Representative - Printed Name)

_____
(Signature)