

**Lessee Personal Information**

Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_  
\_\_\_\_\_

Home Phone: \_\_\_\_\_

Cell Phone: \_\_\_\_\_

Email Address: \_\_\_\_\_

Alternate Contact:

Name: \_\_\_\_\_

Phone: \_\_\_\_\_

Authorized Access YES \_\_\_\_\_ NO \_\_\_\_\_

Method of Payment

Auto Pay: Yes \_\_\_\_\_ No: \_\_\_\_\_

CREDIT/DEBIT

Card # \_\_\_\_\_

Expiration Date \_\_\_\_\_ Security Code \_\_\_\_\_

EFT: Bank Checking Account

Bank Name: \_\_\_\_\_

Routing Number: \_\_\_\_\_

Account Number: \_\_\_\_\_

Name on the Account: \_\_\_\_\_ -

If paying by cash or check, payment is due on the 1st of the month.  
Credit or Debit Card is processed on the first day of every month.

AMOUNT DUE AT SIGNING

First Rental Payment is prorated if after the first of the month.	\$ _____
Security Deposit:	\$ _____
Administration Fee:	\$ _____
Retail	\$ _____
Total Amount Due:	\$ _____

**Unit Type:**

**Indoor:**

Unit Size \_\_\_\_\_ Unit Number \_\_\_\_\_

Cost Per Month: \$ \_\_\_\_\_

**Outdoor:\***

Description:

\_\_\_\_\_

Length: \_\_\_\_\_ Plate #: \_\_\_\_\_

Cost per Month \$ \_\_\_\_\_

**4 Digit Gate Code: \* \_\_\_\_\_ #**

**\*All Motor Vehicles must be operational.**

For the safety of your vehicle, trailer or RV we require Lessee to be able to move stored property if needed. If you live out of State please provide a key to designated agent or Alma Super Storage (to be labeled and stored in lock box in office). No vehicle is ever moved without notice to Lessee.

In Witness Whereof, the parties have caused this Lease to be executed on the day and year as written.

**ALMA SUPER STORAGE:**

\_\_\_\_\_

Date: \_\_\_\_\_

**LESSEE:**

\_\_\_\_\_

Date: \_\_\_\_\_

Gate Code: \* \_\_\_\_\_ #

Unit: \_\_\_\_\_

## Alma Super Storage

PO BOX 157  
Alma, CO 804420  
54854 Hwy 9  
Alma, CO 80420  
719.836.2270

myalmasuperstorage@gmail.com

### Storage Lease Agreement

This Storage Lease Agreement is entered by and between Alma Super Storage Owner and

\_\_\_\_\_ (Lessee) on \_\_\_\_/\_\_\_\_/\_\_\_\_ .

Owner and Lessee may collectively be referred to as "Parties" The parties agree as follows:

**PREMISES:** Owner hereby leases the storage space located at **54854 Hwy 9, Alma, CO 80420** the premises to the Lessee.

**LEASE TERM:** The lease term will begin on \_\_\_\_/\_\_\_\_/\_\_\_\_ and will renew as a month to month tenancy until such time of termination. If lease starts other than the first day of the month, rent will be prorated accordingly. **If the Lessee never occupies the unit/space after one full month and they terminate the lease, the security deposit will not be refunded.**

**TERMINATION:** Lessee may end this agreement upon any rent due date by giving advance notice of 7 days written notice. Call must be followed by written email or text. Lessee may terminate this agreement for any reason whatsoever by giving 7 days written notice before the rent due date.  
**Failure to provide 7 days written notice will result in forfeiture of the security deposit.**

**LEASE PAYMENTS:** Lessee agrees to pay to Owner as rent for the premises in the amount of \$ \_\_\_\_\_ rent each month on the first of the month. Owner reserves the right to change rates at any time by giving 30 days notice not to exceed \$10 increase per unit per month and/or no more than one increase in a calendar year. **If Lessee terminates after rent has been paid for the month, rent is NOT prorated. Any prepaid rent will be returned to the Lessee within 30 days of termination with 7 day in advance written notice.**

**LATE CHARGES:** Any account not paid in full before the 10 day of the month shall automatically be charged a \$15 late fee. A \$15 late fee will be assessed at each 10 day interval until the account is current.

**INSUFFICIENT FUNDS:** Lessee agrees to pay the charge of an additional \$35 fee plus any Assigned Bank fee if check is returned for lack of funds.

**SECURITY DEPOSIT:** Lessee shall deposit with the Owner in trust, a security deposit of \$50 as security for the performance by Lessee of the terms under this lease. **Lessee shall be responsible for any and all damage caused by Lessee, Lessee's family, agents and visitors to the premises during the term of lease\***. Upon checking out of the unit, the security deposit will be refunded if the following conditions are met:

1. The unit is completely empty with everything removed.
2. There is no damage to the unit or door or lock.
3. The unit is swept clean\*.
4. The unit door is closed and latched but unlocked.

\*Any unit left unswept shall be subject to a minimum of \$50 fee. If property is left behind the minimum fee is \$300.

**ADMINISTRATION FEE:** Lessee is required to pay a ONE TIME \$10 fee for the online server upon signing the lease.

**USE OF PREMISES:** Lessee shall use the premises exclusively for the storage of Lessee's possessions.  
Short description of stored items...

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Lessee understands that the use of electricity for ANYTHING is not permitted, Overnight stays or sleeping in the unit is PROHIBITED. Lessee may not store any property outside of a unit or vehicle. No business may be run out of a storage unit, legal or otherwise.

**DANGEROUS, TOXIC OR ILLEGAL MATERIALS:** Lessee shall not store or keep and have on or around the premises any item of a dangerous, flammable or explosive nature. NO GAS CANS... any motor vehicle stored must be winterized and cardboard or tarp must be under where any leaks could occur. No illegal items, materials or substances on or around the premises.

**DEFAULTS:** If Lessee fails to perform or fulfill any obligation under this Lease, Lessee shall be in default of this Lease. Subject to any statute, ordinance or law to the contrary, Lessee shall have 30 days from the date of notice of default by Owner to cure the default. In the event Lessee does not cure the default, Owner may at Owners option (a) cure the default and the cost of such action may be added to the Lessee's financial obligations under this Lease; or (b) declare Lessee in default of the Lease. In the event of default, Owner may also as permitted by law, re-enter the Premises and re-take possession of the grounds for termination of the tenancy, with appropriate notice to Lessee and procedures as required by Colorado law. If Lessee does not remove the Property at the termination of this lease, the Property will be treated as abandoned and may be sold or disposed of in a reasonable manner. The proceeds of such a sale will be applied to the cost of such a sale and any unpaid rent: if there is a balance, it will be mailed to the Lessee or the Lessee will be billed for any balance due.

**ALTERATIONS AND IMPROVEMENTS:** Lessee agrees not to make any alterations or improvements to the premises without written notice and permission of the Owner.

**MAINTENANCE:** Lessee will at the Lessee's sole expense, keep and maintain the premises in good clean and sanitary condition during the term of this Lease and any renewal thereof. At termination all property is to be taken that was brought and acquired by the Lessee during the Lease term. **The owner does not provide disposal for anything brought to the facility by Lessee.** The Lessee will promptly advise the Owner if the Premises are in need of any maintenance or repair. Owner is responsible to Maintain the facility to the best of standards. Due to extreme weather conditions that result in residue from hail, snow, ice and rain the Owner will maintain and clear such forces of nature in a reasonable time frame. Due to the location and elevation of Alma Super Storage, it is understood by Lessee that Snow, Ice and other conditions may temporarily impede access to units and will be managed as the conditions arise. Compensation is not available for any circumstance resulting from extreme weather and resulting conditions due to freezing temperatures and doors. Frozen metal is to be expected by the Lessee and though inconvenient, it is a temporary issue. Lessee must promptly advise Owner of any weather related issue that occurs.

**SECURITY AND RESPONSIBILITY FOR LOSS: LESSEE UNDERSTANDS THAT OWNER DOES NOT PROVIDE ANY SECURITY ALARM SYSTEM OR OTHER SECURITY FOR THE PREMISES. LESSEE'S POSSESSIONS WILL OCCUPY THE PREMISES ENTIRELY AT THE RISK OF THE LESSEE. LESSEE RELEASES OWNER FROM ANY LOSS, DAMAGE, CLAIM OR INJURY RESULTING FROM ANY CASUALTY. OWNER IS NOT RESPONSIBLE FOR CARRYING ANY INSURANCE COVERING LESSEE'S PROPERTY. LESSEE IS RESPONSIBLE FOR CARRYING INSURANCE AT HIS OWN EXPENSE.  
(SEE ATTACHED FORM FOR RENTERS INSURANCE OPTION)**

**ASSIGNMENT AND SUBLEASE:** Lessee shall not assign or sublease any interest in this lease.

**SEVERABILITY:** If any part or parts of this Lease shall be held unenforceable for any reason, the remainder of this Lease shall continue in full force and effect. If any provision of this Lease is deemed invalid or unenforceable by any court of competent jurisdiction, and if limiting such provision would make the provision valid, then such provision shall be deemed to be construed as so limited.

**BINDING EFFECT:** The covenants and conditions contained in the Lease shall apply to and bind the parties and the heirs, legal representatives, successors and permitted assigns of the parties.

**GOVERNING LAW:** This Lease shall be governed by and construed in accordance with the laws of the State of Colorado.

**ENTIRE AGREEMENT:** This Lease constitutes the entire agreement between the Parties and supersedes any prior understanding or representation of any kind preceding the date of this Lease. There are no other promises, conditions, understandings or other agreements, whether oral or written, relating to the subject matter of this Lease. This Lease may be modified in writing and must be signed by both Owner and Lessee.

**NOTICE:** Any notice required or otherwise given pursuant to this Lease shall be in writing and mailed certified return receipt requested, postage prepaid, or delivered by overnight delivery service to the following address:

If to Owner: Alma Super Storage PMB 193, PO Box 7399, Breckenridge, CO 80424

If to Lessee: mailing address

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**LIENHOLDER:** Is any of the property to be stored with Alma Super Storage listed as collateral or secured by a promissory note or any loan document with any lender public or private? YES \_\_\_\_\_ NO \_\_\_\_\_.

Lienholder Name: \_\_\_\_\_

Lienholder Address : \_\_\_\_\_

**CUMULATIVE RIGHTS:** Owner and Lessee's rights under this Lease are cumulative, and shall not be construed as exclusive unless otherwise required by law.

**WAIVER:** The failure of either party to enforce any provisions of this Lease shall not be deemed a waiver or limitation of that party's right to subsequently enforce and compel strict compliance with every provision of this Lease. The acceptance of rent by Owner does not waive the right to enforce any provisions of this Lease.

**GENERAL INFORMATION:**

**GATE:** The gate is locked with Lessee access only. Each Lessee chooses a passcode. If Lessee is in default the access code will not work the gate. All precautions to maintain a working locked gate are taken. Due to severe weather, power and tech disruptions, Owner reserves the right to leave the gate open for the safety of all Lessee's. Fence and Locked Gate are a deterrent for crime and are used as such.

**SECURITY CAMERAS:** Due to extreme weather, the power and WiFi connections are sometimes interrupted. This does affect the capabilities of the cameras. These cameras are for the security of the Owners and are not to be used otherwise. Cameras are a deterrent for crime and are used as such.

**TOXIC MATERIALS:** Do Not store Flammables. Gasolines/Oil engines need to be winterized and the floor beneath where those appliances are stored should be protected. This keeps the floor surface clean for the next Lessee.

**PROPER STORAGE OF PROPERTY:** Protection of your possessions is Lessee's SOLE RESPONSIBILITY. Insects and Rodents are attracted to improperly stored food and textiles. It is in Lessee's best interest to not store any perishable or non perishable food items. Temps range from very cold to very warm. Use plastic bins to store textiles, paper goods and valuables. Cover all furniture and wrap Mattresses in Plastic. Insurance is available for purchase in the office through Safe-Stor and can be added to your account at any time.

**DUST AND SNOW AND ICE MITIGATION:** Owner is responsible to plow driveways for ease in access to all units. Individual vehicles and trailers are not dug out. Build up of ice can occur around doors of units and they may become frozen closed, this is temporary and Owner will clear at any request and will mitigate weekly as well. It is a constant winter battle and Owner does try to keep doors accessible and free of ice and snow. High winds create drifts quickly and Lessee may have to clear their door on occasion. Icy conditions are common and Lessee's should use extreme caution when walking on the lot. High winds blow snow and dust through the smallest of cracks. Cover your items and take care to keep them back from the door. It is recommended to roll an old towel or blanket and place it on the floor inside the unit or cover with a tarp bottom to top of the front unit area to help keep dust out.

**PHONE SET UP OF RENTAL UNITS:** Owner sets up most contracts by phone. Except in rare cases, a copy of the contract and pages for the Lessee to sign are left in the units. Contracts are for the Lessee to Keep and any and all pages to sign need to be signed and returned to the office ASAP. Any unsigned Contracts are noted as in default and the permission by phone to use the Lessee Credit card given assigns authorization to the Owner as would a signature.

**SECURITY DEPOSIT:** Deposit Refunds are always mailed checks. We can not refund any deposit escrow funds to any card. It is the Lessee responsibility to confirm a valid current mailing address at the time of written notice of termination of Lease. Stop check fees are not an option to issue another refund. Checks are not written until the Lessee's unit is inspected. If the unit is left broom clean, empty inside and out, door closed and latched, unlocked, then the refund will be processed and mailed in a timely manner.

\*Lessee, Lessee's Family, agents and visitors include anyone whom the Lessee brings or allows access to the Owners property. Lessee is responsible for anyone they provide with the access code whether present or not, and does not transfer responsibility for any damage incurred.



## INSURANCE ADDENDUM

Alma Super Storage does not hold Insurance policy on Lessee's Property.  
Lessee can at his expense purchase insurance through private company or  
through affiliate Safe-Stor.

Insurance Quotes from Safe-Stor are as listed and priced **per month**.  
Insurance may be added at any time during your tenancy.  
Information on coverage is available in the Office at your request.

Choose One: (Any policy chosen is added to your account, billed and prorated as rent)

\_\_\_\_\_ Lessee has Private Policy through \_\_\_\_\_

\_\_\_\_\_ Decline Insurance Coverage

\_\_\_\_\_ \$7.95/month for \$1000 coverage

\_\_\_\_\_ \$10.95/month for \$5000 coverage

\_\_\_\_\_ \$20.95/month for \$10,000 coverage

\_\_\_\_\_ \$35.95/month for \$15,000 coverage

Insurance through Safe-Stor is optional  
I understand that insurance is optional and I store at my own risk.

Sign Here \_\_\_\_\_

Date \_\_\_\_\_

Unit# \_\_\_\_\_

