



Oceanside Community Association
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STORAGE UNIT RENTAL AGREEMENT Butler Barn area

Resident _____ Unit _____ House # _____
Email _____ Phone (_____) _____
Requested Dates: Arrival ____/____/____ Departure ____/____/____

This RENTAL AGREEMENT in the Butler Barn area is made and entered into by and between OCA ("Landlord") and the resident indicated above ("Tenant").

In consideration of the obligation of Tenant to pay rent as herein provided and in consideration of the other terms, covenants, and conditions hereof. Landlord hereby rents to Tenant, and Tenant hereby takes from Landlord a space on the Property known as OCA Butler Barn, such space being hereinafter referred to as "Premises." This Rental Agreement is made and entered into upon the condition and covenants as follows:

- 1. Duration:** This Rental Agreement shall be a monthly lease. It shall be automatically extended to cover each succeeding (month/year) unless Tenant delivers to Landlord a written notice of its intention to terminate the Agreement at least thirty (30) days prior to the due date of the rental period which Tenant desires to be the final date of this Agreement.
- 2. Rental payment:** Tenant shall pay rent, in advance for each period due on the date as noted above. A late fee is applied if rent is not received by the 15th of the month. If rent is not received by the 25th of the month, the rental agreement is cancelled, and the owner will be notified in writing to remove their belongings.
- 3. Usage:** The Premises may be used and occupied only for the purpose of storing property and for no other purpose or purposes without prior written consent of the Landlord. Tenant shall not without the Landlord's prior written consent, keep anything within the Premises or use the Premises for any purpose which increases insurance premium costs, or invalidates any insurance policy carried on the premises or on other parts of the building in which the Premises is located (the building); or for any illegal purpose or in any many which violates Federal, State, or

local regulations or ordinances. Nothing shall be stored outside of the storage unit. No repairs or maintenance work may be performed in the storage area.

4. **Non-payment or abandonment:** After 30 days of non-payment or abandonment or the tenant is not able to be reached, all stored items will become the property of the Landlord.
5. **Issuance of Keys:** The tenant will be issued 2 keys: 1 main entrance to Butler Barn and 1 individual key to assigned storage unit. Loss of either key will result in a \$250 replacement fee to cover the costs of rekeying the main entrance to the storage building along with a replacement key for the affected rental space.
6. **Insurance and Indemnity:** Any insurance which may be carried by Landlord and Tenant against any loss or damage to the building or its contents and other improvement situated on the Premises shall be for the sole benefit of the parties carrying such insurance and under its control. Landlord shall not be liable to Tenant or any other person on the Premises for any loss or damage to Tenant, its employees, agents, or guests to the personal property of Tenant or such other person, caused by any acts of negligence.
7. **Expiration:** At the expiration of this lease the tenant shall return keys and leave the storage area in as good condition as when received, reasonable wear and tear thereof accepted. Should a tenant leave the community without returning both keys, a fee of \$250 will be assessed to cover the cost of key replacement.

I, the undersigned, hereby acknowledge that I have read and understand the terms of this Rental Agreement. By signing, I assume responsibility for all actions taken by myself and/or my designee(s).

Yes No Please place my name on the waiting list if no unit is available.

Renter _____ Date ____/____/____

OCA Use	Storage Unit _____	Size _____	Start Date ____/____/____
	Rent \$ _____	Keys Issued	Barn # _____ Unit # _____
	Accounting _____		