



# 2025 STORAGE LEASE AGREEMENT

Site # \_\_\_\_\_

This storage lease agreement made the \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_, between Happy Jack Lodge LLC located at 53878 Lake Mary Rd., Lake Mary Road, Happy Jack, AZ 86024 to be known as the Landlord and the following to be known as the tenant:

Name \_\_\_\_\_

Address \_\_\_\_\_

Phone Number \_\_\_\_\_ Email \_\_\_\_\_

### **Description of Vehicle / Unit stored (ONLY ONE VEHICLE/TRAILER PER SITE ALLOWED)**

Year \_\_\_\_\_ Make \_\_\_\_\_ Model \_\_\_\_\_ Color \_\_\_\_\_ Length \_\_\_\_\_

Plate Number \_\_\_\_\_ State \_\_\_\_\_

VIN Number \_\_\_\_\_

Insurance Agent \_\_\_\_\_ Phone \_\_\_\_\_

1. The Landlord agrees to lease to the Tenant a storage space on a month-to-month basis. Minimum months may apply.
2. The Tenant agrees to pay the Landlord \$\_\_\_\_\_ per month for the rental of site #\_\_\_\_\_.
3. For Non-Seasonal Storage (less than 6 months), payment is due and payable on the \_\_\_\_\_ day of every month. There will be a late fee of \$15 per day if payment is not received on the due date. If payment is not received by the end of the Month, impound/lockout will be in effect. The tenant understands that they will be responsible for all associated impound/lockout costs.
4. The Tenant understands that seasonal reservations are for a minimum of 180 days and require payment in full at the time of booking; discounts apply to a six-month reservation paid in full.
5. The Tenant understands no refund will be given for any unused days.
6. The Tenant is not permitted at any time to reside in the unit.
7. The Tenant is not permitted to sub-lease their space; no one other than the tenant/ listed vehicle in this agreement can use the site.
8. The Tenant agrees to always have in effect, liability and comprehensive insurance protecting the personal property being stored within the storage space against fire, theft, or damage. Tenants must provide insurance information on the unit stored.
9. The Tenant agrees to hold harmless and indemnify Happy Jack Lodge LLC, its members, and employees of all liability for loss or damage of property and injury to person arising from the use of this facility.
10. Happy Jack Lodge LLC may put a lien on the property in the space if said rent, or other fees due, is unpaid and that the accrual of that lien commences as of the date the rent is unpaid and due.
11. The property stored in the leased space may be sold to satisfy the lien if the occupant is in default.
12. The tenant is to disclose any lien holders or secured parties who have an interest in the property that is stored.  
Lienholder or secured parties \_\_\_\_\_
13. This lease contains the entire agreement between the Landlord and the Tenant. No other representations or inducements have been made which are not contained in this agreement. This lease is severable if one portion is invalid, the remaining portion shall, nevertheless, remain in full force and effect.
14. Tenants will owe, at minimum, a full month's rate if they occupy a storage site one day beyond their reservation agreement.  
**Sites are not pro-rated.**

**TENANT understands and agrees to the above-listed terms of this lease. ONLY ONE TRAILER PER SITE!**

Tenant Signature \_\_\_\_\_ Date \_\_\_\_\_

Printed Name \_\_\_\_\_