

# STORAGE RENTAL AGREEMENT for YEAR 2019-20

**PARTIES:** Tenant: \_\_\_\_\_  
Landlord: Shorebreak, LLC, 15127 NE 24<sup>th</sup> St. #364, Redmond, WA 98052

**VESSEL/PWC/VEHICLE DESCRIPTION:**

Vessel/Vehicle Make: \_\_\_\_\_

Model: \_\_\_\_\_

HIN/VIN: \_\_\_\_\_

Year: \_\_\_\_\_ Color: \_\_\_\_\_

Boat/Trailer Length (from trailer hitch to rear of swim step): \_\_\_\_\_

Trailer Make: \_\_\_\_\_

Trailer VIN: \_\_\_\_\_

**RENTAL TERM:** Twelve (12) months: October 1, 2019 to September 30, 2020, or other date as agreed upon by the parties.

**ANNUAL RENT:**

- Single PWC, motorcycles: \$100/month
- Double PWC trailer: \$200/month
- Boat/trailer/vehicle length <23.5': \$275/month
- Boat/trailer/vehicle length 24-27.5': \$325/month
- Boat/trailer/vehicle length 28-30': \$375/month
- Boat/trailer/vehicle length 30-35': \$450/month
- Boat/trailer/vehicle length 35-40': \$500/month
- Boat/trailer/vehicle length >40', non-standard vehicles (TBD): \_\_\_\_\_

**PAYMENT DATE:** Tenant shall pay Landlord in advance in two equal payments on October 1 and April 1. Payments more than ten (10) days late shall accrue interest at a rate of 12% per annum. Payments more than thirty (30) days late shall result in acceleration of all remaining payments due under this agreement.

**NON-PAYMENT/ABANDONMENT:** Tenant understands the Landlord will not release any vessel, trailer, PWC or vehicle until all charges and fees under this agreement are current and satisfied. Landlord may exercise the right to file a lien against any vessels, trailers or vehicles after six-months of non-payment, in addition to pursuing legal remedies for collection of unpaid rent. Abandoned property shall be subject to sale or disposal at discretion of Landlord.

**DROP-OFF:** Tenant shall notify Landlord at least 48 hours in advance to schedule a mutually agreeable date and time for vessel/trailer drop off.

**PICK-UP:** Tenant shall notify Landlord at least seven (7) calendar days in advance to schedule a mutually agreeable date and time for vessel/trailer pick up. Landlord shall make the requested vessel or vehicle readily accessible to Tenant at the agreed upon time. Vessels/trailers not picked up within two hours of the agreed upon time may be subject to a \$150 re-storing fee.

**LANDLORD RESPONSIBILITIES:** Landlord shall maintain a safe, dry, secured and heated indoor storage facility for the term of this agreement. Tenant understands that Landlord may need to enter, move or otherwise reposition the vessel during the tenancy. Landlord shall make vessel reasonably available for repairs and maintenance by \_\_\_\_\_ . For security and safety reasons, no tenant, outside mechanic, detailer or other technician is permitted inside the storage facility to work on or maintain the stored vessel or vehicle.

**TENANT RESPONSIBILITIES:** Tenant shall remove all water-sport equipment, hazardous or illegal items and any other valuables from the vessel prior to drop-off. Items such as fenders and lines may remain in the boat, but Landlord assumes no risk for loss or damage to any items left in the boat. Tenant shall provide Landlord keys or codes to access all vessel compartments. Tenant shall not substitute vessels or vehicles, transfer, assign or sub-lease storage space without express written consent of Landlord.

**INSURANCE/LIABILITY:** Tenant shall maintain full insurance coverage for any vessel or vehicle stored by Landlord. Tenant shall include Shorebreak, LLC as a named insured and provide Landlord a Certificate of Liability Insurance confirming the same. Tenant agrees to release Landlord from any and all responsibility and liability in connection with Landlord’s storage facility or business, including any loss from causes beyond Landlord’s control.

Tenant’s Insurance Company: \_\_\_\_\_  
Policy Number: \_\_\_\_\_

**MISCELLANEOUS:** This document shall constitute the extent of the agreement and shall not be modified except in writing signed by all parties. Empty trailers are charged at same rate as when the boat is on the trailer. A copy of this agreement shall be posted at the storage facility. Landlord is not a self-storage facility as defined in RCW 19.150.010(10). \$40.00 fee shall be charged for all returned checks. Tenant shall be responsible for all costs and expenses related to collecting past due amounts, including reasonable attorney fees. This agreement may be terminated or renegotiated in the event the storage facility becomes unusable due to fire, natural disaster or other circumstance beyond the Landlord’s control. Landlord may terminate this agreement with ten (10) days written notice upon failure of Tenant to comply with the terms of this agreement. Upon such termination, Landlord is authorized to remove stored items from the storage facility for pickup by Tenant. Tenant holds Landlord harmless for any loss or damage after termination of the agreement,

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

SHOREBREAK, LLC.

TENANT

\_\_\_\_\_  
Kenneth Bernard  
Shorebreak, LLC  
Landlord

X \_\_\_\_\_  
Printed name: \_\_\_\_\_  
Address: \_\_\_\_\_

Shorebreak, LLC  
Storage Rental Agreement  
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Phone: \_\_\_\_\_  
Email: \_\_\_\_\_  
Emergency Contact: \_\_\_\_\_  
Emergency Contact Phone: \_\_\_\_\_