

CHOGGIUNG INVESTMENT CORPORATION STORAGE RENTAL AGREEMENT

This rental agreement is made on _____ between Choggiung Investment Corporation (called "Choggiung") and _____ (called "Tenant"). Choggiung agrees to rent:

DISCRIPTION OF ITEMS TO BE STORED, MAKE, MODEL, COLOR, IDENTIFICATION NUMBER(S) _____

<u>QTY.</u>	<u>ITEMS</u>	<u>MONTHLY</u>	<u>YEARLY</u>	<u>TOTAL</u>
HEATED STORAGE				
	Outboard Motor	\$	\$120.00	
	Generator	\$	\$120.00	
	Storage Room	\$3.50 sq.ft.	Per Month	
	Storage Units 1-10	\$90.00	\$700.00	
	Storage Units 11-12	\$150.00	\$1,600	
OUTSIDE STORAGE				
	Skiff	\$50.00	\$150.00	
	Trailer	\$50.00	\$150.00	
	Truck	\$50.00	\$150.00	
	Choggiung 20' Storage Van	\$150.00	\$550.00	
	Personal 20' Storage Van	\$150.00	\$550.00	
	Choggiung 40' Storage Van	\$200.00	\$780.00	
	Personal 40' Storage Van	\$200.00	\$780.00	
	40" Office Trailer	\$600.00	\$6,000.00	
	Inside Boat Storage	\$100.00	\$600.00	
SKIFF HAULING				
			<u>Per Trip</u>	
	Harbor		\$80.00	
	Dragnet		\$80.00	
	Aleknagik		\$200.00	
	Kanakanak Beach		\$80.00	
	Trailer Rental		\$25.00 per boat	

<u>Sub-total</u>
<u>Sales tax – 6%</u>
<u>Total</u>

TERMS OF AGREEMENT: The Tenant agrees as follows:

1. Rent: The monthly rent is \$ _____ due on or before the _____ day of each month. The annual rent is \$ _____ due within 30 days of this agreement.
2. Address: Rent may be mailed to Choggiung at P.O. Box 330, Dillingham, AK 99576 or be paid directly at the Choggiung offices in the Bristol Inn Mall at 104 Main Street in Dillingham, AK.
3. Occupancy: Occupancy shall begin on _____ and annual rental shall be for one year. Monthly rental shall be prorated for the first month if necessary.
4. Returned Check Charge: Choggiung shall charge Tenant a returned check fee of \$25.00 if a returned check is not the result of bank error. Tenant may forfeit the privilege of paying by personal check if two or more checks are returned.
5. Late Charge: Choggiung may charge a \$2.00 penalty for payments not received when due. Interest at the rate of 18% per annum shall accrue on any unpaid balance more than 30 days overdue. Rent is considered paid when due when the rent is paid directly or received in the mail at Choggiung offices before 5 p.m. on the due date.
6. Monthly Rental: Tenancy shall be from month to month (Tenant shall give Choggiung (30) days written notice of intention to vacate storage and Choggiung shall not be obligated to rent the unit to Tenant for a period longer than thirty days.
7. Annual Rental: Tenancy shall be for one year starting at the date this agreement is signed. Choggiung shall not be obligated to extend the rent beyond one year.
8. Choggiung Utilities: Choggiung shall be responsible for heat in the warm storage area.
9. Right to Move Tenants Property: Tenant grants Choggiung the absolute right, but not the responsibility to handle, remove or relocate the Tenant's boat, motors, generators, or items stored if Choggiung determines that it is necessary.
10. Loss of Property: Tenant acknowledges that Choggiung, its agents and/or employees shall not be liable for any loss or damage to the Tenant's boat(s), motor(s) or contents of the storage van(s) by theft, vandalism, acts of God, explosion, fire or any other cause; and the Tenant does hereby release Choggiung, its agents and/or employees from any claim for such losses.
11. Choggiung shall have a lien on the items stored at Choggiung Limited Storage for any unpaid fees under the terms of this agreement, and Choggiung shall have the right to possession of items immediately upon default in the payment of required storage fees. Upon such default the items shall be deemed a nuisance and Choggiung may sell the items to satisfy any unpaid storage fees, or if the items cannot be sold Choggiung may remove the items from storage and destroy them, all without liability to the Tenant or lien holders.
12. The Tenant shall remove all items upon the expiration of the period set forth in this agreement and Choggiung shall have a lien upon the items stored for the reasonable rent and special charges or costs Choggiung may assess against the items for storage beyond said period.

- 13. Access to the storage area will be by appointment only.
- 14. There will be no snow removal in the storage area.
- 15. There will be no invoices sent to Tenant. Tenant is expected to pay in advance of each pay period.
- 16. Storage is for Tenant use only. No sharing without prior written approval by Choggiung Limited.
- 17. Validity: If any one provision of this agreement is found to be unlawful or invalid, the remaining provisions shall remain effective.
- 18. Alaska Law: This agreement is to be construed in accordance with Alaska law.
- 19. Assignment: Tenant agrees not to assign this agreement or to sublet his storage space; any attempted assignment or sublease shall be void.
- 20. Injuries to Persons: Tenant acknowledges that he/she, his/her guests and agents use the facilities at his/her own risk, and specifically agrees that Choggiung shall not be responsible for injuries to any persons while utilizing the storage area.
- 21. The 40' Office Trailer will be rented as is from the Choggiung Limited Storage Yard and all costs in moving it to out of the yard and returning it to the yard will be at expense of the tenant.

CHOGGIUNG INVESTMENT CORP.

 Tenant Name

 Tenant Signature

 Choggiung Rep. Signature

Tenant's Mailing Address: _____

Tenant's Day Phone: _____

Tenant's Evening Phone: _____

Tenant's Social Security _____