

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:

DETAILED DESCRIPTION OF ITEMS TO BE STORED: Include make, model, color, license plate number, AK number, etc.

<u>QTY.</u>	<u>ITEMS</u>	<u>MONTHLY</u>	<u>YEARLY</u>	<u>TOTAL</u>
INSIDE STORAGE				
	Inside Boat Storage (unheated)	\$100.00	\$600.00	
OUTSIDE STORAGE				
	Boat (on or off trailer)	\$ 75.00	\$300.00	
	Trailer	\$ 75.00	\$300.00	
	Vehicle (key must be provided)	\$ 75.00	\$300.00	
	Choggiung 20' Storage Van	\$150.00	\$550.00	
	Personal 20' Storage Van	\$175.00	\$650.00	
	Choggiung 40' Storage Van	\$200.00	\$780.00	
	Personal 40' Storage Van	\$225.00	\$880.00	
			<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 payments may be called in with credit card, at 907-842-5218, 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 rent shall be prorated for the first month if necessary.
4. 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.
5. 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.
6. Payment: Tenant shall pay in advance of each pay period, even if an invoice is not received. Any invoices sent are a courtesy reminder, not a condition of payment.
7. 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.
8. Late Charge: 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.
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 stored items 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), trailer(s), vehicle(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. Unpaid Fees: 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. Removal of Items: The Tenant shall remove all items upon the expiration of the period set forth in this agreement. 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. Camping: Camping on the premises is not permitted. Storage containers are for storage only.

14. Garbage: Only small trash may be disposed of in the dumpster provided. Oil may not be disposed of on the premises. Large items (freezers, refrigerators, etc.) must be disposed of at the city landfill at Tenant's expense.

15. Container Vans: Items may not be stored outside, or on top of storage containers. Tenants found in violation may lose their tenancy, forfeit stored items, and be liable for disposal expenses.

16. Access: A key will be issued to Tenant. Tenant is responsible for locking the gate upon leaving the storage yard. Tenants found in violation of this rule may lose storage privileges.

17. Snow Removal: There will be no snow removal in the storage area; however, if winter access is needed, arrangements can be made to remove snow at tenant's cost.

19. Validity: If any one provision of this agreement is found to be unlawful or invalid, the remaining provisions shall remain effective.

20. Alaska Law: This agreement is to be construed in accordance with Alaska law.

21. Assignment: Tenant agrees not to share storage without prior written agreement of Choggiung Ltd., nor to assign this agreement or to sublet his storage space; any attempted assignment or sublease shall be void.

22. 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.

Tenant Name

Choggiung Investment Company, LLC

Tenant Signature

Tenant's Mailing Address: _____

Tenant's Day Phone: _____

Tenant's Evening Phone: _____

Tenant's Email Address: _____

Tenant's Social Security _____

Tenant's Driver's License or ID _____ (Copy required for our records)

NOTE: Social Security and Driver's License will be securely stored and used by us for business purposes only.