



NORTHEAST CONTROLLED STORAGE

253 State Route 11 * Champlain NY 12919

Phone 518-236-4330

Mailing Address: 1764 State Route 11 * Mooers NY 12958

Website: northeastcontrolledstorage.com

NAME: _____ BOAT –LENGTH _____ MAKE: _____ TRLR PLATE# _____

VEHICLE: _____ MAKE: _____ PLATE #N/A _____

MAILING ADDRESS: _____

LANDLINE: _____ CELL# _____ EMAIL: _____

*Payment in full paid at time of storage unless other arrangements are made in advance. \$100 Non-refundable deposit reserve your space for the current storage season.. You have 24 hours to cancel this lease. After this time a \$100 cancellation fee will be imposed.

This Storage Space Lease Agreement (“the lease”) is made and entered into on _____ (effective date) by and between Northeast Controlled Storage located at 253 State Route 11 Champlain NY (“the lessor”) with a mailing address of 1764 State Route 11 Mooers NY and _____ (“the lessee”).

These Parties agree as follows:

- 1) Lessor hereby leases storage space at 253 State Rte 11 Champlain NY (“the premises”). The lease will start on _____ and will continue until the storage season begins between May 1st (Summer Storage) or Oct. 1st. (Winter Storage) or until such time it is terminated by either party. Anything still in storage after this date will be assessed a monthly rate until removed. Fees must be paid prior to removal
- 2) _____ I the lessee initial this box to acknowledge the payment of \$100 Non-refundable deposit to reserve storage space. This amount will be deducted when making the final payment upon storage of vehicle.

2a) I the lessee choose to pay In full _____ upon signing of lease agreement as rent in advance of Summer/Winter storage
- 3) Lessee may not store or dispose of any property outside of premises. Lessee shall not use the premises for any illegal or otherwise prohibited activities.
- 4) Access to the site requires 24 hours notice for Inside storage. Outside storage will be given a code for access anytime.
- 5) The allocated site must be kept tidy and no garbage or extra gas containers/tanks left in allocated site or on boats or watercraft. Once vehicle is in allocated site, Battery must be disconnected from terminals.
- 6) Vehicle must not be habited during storage period.
- 7) Vehicles may not be offered or advertised for sale while in storage during the current storage season.
- 8) No major repairs are permitted to be carried out on vehicles/watercraft at storage site.
- 9) Northeast Controlled Storage (further known as N.E.C.S) retains right to terminate this contract immediately and with no liability to N.E.C.S in the event of breach of these Storage Terms and Conditions, and in other events with one month notice.

10) By entering this agreement, the vehicle owner warrants that they have both ownership and legal title of stored boat/watercraft/car/trailer/RV (hereby called "vehicle")

11) All vehicles must be insured and kept insured during period of storage. A copy of insurance may be requested.

A SPARE KEY MUST BE PROVIDED UPON STORAGE FOR ANY VEHICLE LEFT IN THE INSIDE STORAGE FACILITY.

12) All vehicles must be secured as per the conditions of the vehicles owner's insurance policy in respect to the stored vehicle(s).

13) In the event of storage fee being overdue, NECS may retain possession (lien) of the vehicle until the arrears are settled in full or otherwise discharged. NECS will notify possession by registered delivery.

14) In the event of a negative response to possession, legal action may be taken to recoup any unpaid rental fees. NECS may sell or dispose of the vehicle. NECS may also require part of default action costs, including any costs associated with accessing the vehicle, and disposal or sale of the vehicle. Any excess monies received by NECS upon disposal will be retained for the renter to collect.

15) In this agreement NECS will act with due diligence in providing a fit and proper place for storage of all vehicles.

16) NECS excludes all liability for loss or damage unless such loss or damage is directly a result of negligence of NECS or its owner's. No liability shall be accepted for damage caused by vermin infestation nor for loss or damage from natural disaster.

By signing this lease agreement I acknowledge I have read and understood its term and conditions after reviewing and completing the lease agreement in its entirety by filling in ALL APPLICABLE AREAS.

Signature

Date

Print Name