

20___ BOAT AND RV STORAGE FORM

Watson's Harverene Resort Inc.

7750 S. Lakeshore Rd. #2 Chelan, WA. 98816
(509)687-3720 watsons@watsonsresort.com

IMPORTANT NOTE: This form is for all types of trailer and RV storage but is not for Covered Storage. If a TENANT wishes to have Covered storage for their boat, Auto or RV, please contact Robert Watson Jr. at Watson's Resort.

If TENANT wishes to store more than one item, TENANT must make copies of this agreement and provide to Watson's Resort, an agreement for each item to be stored. Tenant is not to store any items in our storage area without having this form filled out and returned to Watson's Resort.

1. Types of Storage: This form covers three types of Boat, RV and Auto storage.

Type "A" storage is located in the fenced lot which is located across the highway from the resort entrance and at the intersection of Hwy. 971 and South Lakeshore Rd. This lot is a secured storage area.

Type "B" storage is located in the vacant lot half way down into the resort. This lot is not secured.

Type "C" storage covers items that are stored at a Resort Tenants personal lot.

All trailers stored in any of the storage areas must be clearly marked with tenants name via tag, sharpie or sticker letters.

Please mark the storage you desire by putting a check or X in the box.

TYPE “A” STORAGE

- TYPE “A” – None Covered, fenced and locked Boat, trailer, RV and Auto Storage**

Type “A” storage is located in the secured fenced area across the highway from the Resort’s entrance. This storage area is locked and secure except during weekdays from about 7:30am to 2:00pm. This storage area is not set up for entering frequently. For seasonal storage, you are allowed one entry to park your item and one entry to retrieve your item. For yearly storage, you are allowed four entries, two to park your item and two to retrieve your item. If you need to retrieve your stored item throughout the season, you will want to consider Type “B” storage. A minimum of 24 hours notice is needed in order to retrieve your item even if the gate is open. You must contact us prior to entering the premises. **Name tags must be clearly visible on all items stored with the Tenants name.**

RATES

Per week.....\$50.00
Monthly\$100.00
Summer Season (up to six months)\$175.00
Winter Season (up to six months)\$175.00
Yearly\$300.00

Please mark the box, which Type “A” storage you are interested in.

- Type “A” Summer Season Storage** at a rate of \$175.00 per season.
- Type “A” Winter Season Storage** at a rate of \$175.00 per season.
- Type “A” Yearly Storage** at a rate of \$300.00 per year.

TYPE “B” STORAGE

- TYPE “B” – None Covered and unsecured Boat, trailer, RV and Auto Storage located within the Resort.**

Type “B” storage is located in the Resort, half way down the driveway in the large vacant lot. This storage area is not fenced nor is it secured with a gate and lock. This storage area is set up for those who need access to their item on a more frequent level. With Type “B” storage, the TENANT is allowed free access to the item they are storing. **All items parked in this area must be marked with the TENANTS name and notice must be given to OWNER when item is parked and for how long item will be parked. Failure will result in a moving fee, a non-compliance penalty as well as storage rates.**

RATES

Per day.....	\$10.00
Per week.....	\$50.00
Monthly	\$125.00
Summer Season (up to six months)	\$240.00
Winter Season (up to six months)	\$175.00
Yearly	\$350.00

Please Mark the box, which Type “B” storage you are interested in.

- Type “B” Summer Season Storage** at a rate of \$240.00 per season.
- Type “B” Winter Season Storage** at a rate of \$175.00 per season.
- Type “B” Yearly Storage** at a rate of \$350.00 per year.

TYPE "C" STORAGE

[] **TYPE "C" – Located at TENANTS carport and/or garage.**

NOTE concerning Type C Rates: Type "C" storage does not have a rate for the coming season but TENANT must mark this section if they intend to store an item. All rules apply to the type of storage just as they do to Types "A" and Types "B" storage.

- 2. STORAGE SPACE:** OWNER hereby authorizes TENANT the right to store TENANTS item (boat, trailer, RV, Auto, or other item) in TENANTS carport or garage.

Item being stored (boat, RV, Auto, trailer, etc.)

Year	Make	Model/length
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Color/description of item.	Lic. Number
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Item shall be stored in the area designated by OWNER and located by the OWNER.

- 3. TERMS:** The terms of this agreement shall be for a period of _____ (monthly, which season) commencing on _____, 20____ and terminating on _____, 20____, after which item being stored shall be removed or space rented on a monthly bases unless a new agreement is entered into and agreed upon by both parties.
- 4. RATE:** TENANT shall pay rent in the amount of \$ _____ per month/year (circle one). Payments are to be made to the OWNER by TENANT, in full, no later than July 1, of each season.

5. **DEPOSIT:** A deposit in the amount of **\$50.00** is required to secure the holding of the storage space. This despite will be applied to the total amount due. Should TENANT end up not needed the storage space, the deposit will be refunded in full so long as TENANT notifies OWNER prior to May 1 of the lease year. Otherwise, the deposit will be considered a non-refundable deposit.

6. **LATE FEE:** A late fee penalty equal to five percent (5%) of the delinquent rent shall be paid by TENANT to OWNER for each month that the delinquent rent balance remains unpaid. This balance includes any unpaid late charges.

By signing this agreement, TENANT agrees to make all payments on time and pay any late fees if payment is not made on time.

7. **RISK OF LOSS:** TENANT assumes all risk of damage and/or Loss to the stored property from fire, theft, vandalism, ice, snow, rain, flood and other acts of God, and/or any other cause whatsoever. OWNER is leasing the storage space only and any/all obligations of OWNER to safeguard or otherwise protect the stored property from damage or loss are hereby waived by TENANT and excluded from this agreement. This agreement is not to be construed as creating a bailment relationship. TENANT agrees to indemnify, defend and hold harmless, the OWNER from any and all claims by third parties from property damage and/or personal injury whatsoever arising from or in any way related to the storage, use, delivery, removal and return of TENANT'S property in the common storage area.

8. **DEFAULT IN RENT:** In the event of nonpayment of rent when Due, access to the common storage area may be refused to TENANT or any person affiliated or associated with TENANT, UNTIL SUCH RENT IS PAID IN FULL. All stored property shall be subject to a lien for unpaid rent and additional rent shall continue to accrue during the enforcement of lien rights.

- 9. ABANDONMENT:** An item will be considered “abandoned” when and if –
- A** – TENANT has failed to make payment for a period of six (6) months, and/or
 - B** - TENANT has failed to communicate to OWNER in writing and/or
 - C** - TENANT has failed to notify OWNER of changes in address, telephone or other means of contacting TENANT, thus leaving the OWNER without a way of contacting the TENANT.

- 10. ENFORCEMENT:** In the event of any legal action to enforce this agreement, the prevailing party shall be entitled to an award of its reasonable attorney fees and costs.

The venue of any such action taken by either the TENANT or the OWNER shall be in Chelan county, Washington.

- 11. CONDITION ON USE:** TENANT agrees to follow conditions and rules for storage of items which may apply to their situation.
- A** – TENANT shall secure the stored property by removing all Loose or detachable items. TENANT is recommended to remove all smaller outboard motors, stereos, tool boxes, or any other item of value that can easily be removed.
 - B** – TENANT shall disconnect all batteries during long term storage.
 - C** - TENANT shall not store gasoline, diesel fuel or any other flammable products except as may be stored in the vehicle or boats standard fuel tank(s).
 - D** – TENANT shall provide not less than twenty four (24) hours notice to OWNER prior to the removal of an item or prior to the item being picked up from storage. For items that need to be placed into storage using special equipment such as a tractor, the TENANT shall notify the OWNER at least four (4) days prior to pick up or dropping off.

- E** - Type “A” storage shall remain locked at all times except during the delivery, removal and return, and OWNER shall have sole authority from unlocking and locking the storage area and permitting access to and from the storage area.
- F** - An employee of Watson’s Resort may be required to accompany all persons entering the Type “A” storage area when stored items are being delivered and/or removed.
- G** - Type “A” storage is for long term storage only. For seasonal storage, the TENANT shall be allowed one entry at the beginning of the storage term and one at the end. For yearly storage, TENANT shall be allowed four entries total, two for dropping off the item to be stored and two for picking up the item.
- H** - TENANT understands that the item being stored may become dirty. It is recommended by the OWNER that the TENANT cover the item being stored with a tarp or cover.
- I** - It is the responsibility of the TENANT to winterize any item being stored.

If you have any questions as to what TYPE of storage you wish to have, you may contact the OWNER by calling (509) 687-3720 or toll free at 1(800)697-3720 or by sending an email to watsons@watsonsresort.com

SIGNATURE PAGE

Date: _____

TENANT'S PRINTED NAME _____

TENANT'S SIGNATURE _____

ADDRESS _____

HOME PHONE _____

CELL PHONE _____

WORK PHONE _____

EMAIL ADDRESS _____

OWNERS SIGNITURE _____