

**Quail Run, Inc. RV/Boat Storage  
Storage Space Agreement**

Quail Run, Inc. agrees to rent to \_\_\_\_\_  
a storage space located at 2459 Eber Blvd. Melbourne, FL 32904, such storage space being further  
described Storage Space No. \_\_\_\_\_ at the aforementioned location. The monthly rental amount shall  
be \$ \_\_\_\_\_. The following terms and conditions shall apply to this Storage Space Agreement.

**Terms and Conditions:**

1. **Term:** This is a month-to-month Agreement. Either party may terminate this Agreement by first serving upon the other party 30 days' advance written notice of termination. Such notice shall be deemed served when personally delivered to the other party, or three days after first being placed in the US Mail, postage prepaid, and sent via first class mail. Any designation termination date must be the last day of any monthly rental period (i.e., the last day of the month).

Tenant to Initial: \_\_\_\_\_

2. **Termination:** Any violation of this agreement shall be considered to be a material violation and may lead to termination of such agreement.

3. **Surrender:** Upon expiration or early termination of this Agreement, Tenant shall surrender the Space to Quail Run in clean condition, free from damage.

4. **Items Left in Vehicle:** Quail Run shall not be responsible for damage or loss to possessions or items left in Tenant's RV/trailer/boat.

5. **Actions by Third Party/Personal Protection:** Quail Run shall not be responsible for any damages or losses to Tenant or Tenant's property caused by other vehicles (s) or Person(s) in the Space and surrounding area.

6. **Insurance:** Tenant acknowledges that Quail Run's insurance DOES NOT cover personal property damage caused by fire, theft, rain, war, acts of God, acts of others, and/or any other causes, nor shall Quail Run be held liable for such losses. Tenant is hereby **REQUIRED** to obtain his/her own insurance policy to cover any losses to own property and provide a copy of the insurance policy to Quail Run.

Tenant to Initial \_\_\_\_\_

7. **Gate Key Deposit:** A REFUNDABLE \$20 Gate Key Deposit is required with each application. Each lot will receive one key to the main gate lock. The \$20 deposit will be refunded upon termination of this Agreement and return of the gate key.

8. **Origination Fee:** A one-time origination fee (non-refundable fee) of \$50.00 per lot is required for all new applicants. The origination fee is in addition to the Gate Key Deposit referenced above.

9. **Rent:** Tenant is to make such leasehold payment by mailing a check (made payable to Quail Run) to 2445 Eber Blvd. Melbourne, FL 32904.

10. **Rent Due Date:** Rent is due on the 1<sup>st</sup> day of each month; after the 15<sup>th</sup>, a \$10 late charge will be billed every fifteen (15) days thereafter. After thirty (30) days, vehicle is considered abandoned and may be removed from Storage Space at owner's expense.

Tenant to Initial: \_\_\_\_\_

11. **Rent Increases:** Quail Run may increase rent by first providing Tenant with 30 days' written notice of such increase. Except as modified by such an increase, all other terms and conditions of this Agreement shall remain in full force and effect.

12. **Assignment:** This Agreement shall not be assigned and/or subject to any third party or entity without the prior, express written authorization of Quail Run and any such assignment, even if agreed to by Quail Run shall not release the Tenant from the terms of this Agreement.

13. **Alterations:** Tenant shall not make any alterations, additions, and/or improvements to the Space, of any nature whatsoever, without the prior written consent of Quail Run.

14. **Attorneys' Fees:** In the event of any default hereunder, Quail Run shall be entitled to its attorney fees and costs incurred in enforcing said default, whether or not suit action is filed, and in any appeal from any such suit or action.

15. **No Living, Oil Changes or Engine Work:** There shall be no living in vehicles stored in Tenants' Space by any person or animal. There shall be no oil changes or engine work performed in said Storage Space. Emergency vehicle work for tire change or battery change will be permitted. Tenant is responsible for the lawful disposal of tires or batteries (NOT A DUMPSTER).

**16: Tenant and Vehicle Information:**

Tenant Information	
Name	
Address	
Cell Phone	
Email Address	

Vehicle Information			
Type	Motorhome	Travel/Cargo Trailer	Boat Car/Truck
Make			
Model			
Year		Color	
Plate No		State	

IN WITNESS WHEREOF, the parties hereto have executed this Agreement.

**Tenant:**

Sign: \_\_\_\_\_

Name: \_\_\_\_\_

Date: \_\_\_\_\_

**Landlord:**

**Quail Run**

Sign: \_\_\_\_\_

Name: Roger Ryall

Title: Owner/Manager

Date: \_\_\_\_\_