

H&H SERVICE CENTER - Lease Rental Agreement

University Refuse dba **H&H Service Center**
2090 Vanhorn Rd, Fairbanks, AK 99701

E-mail: accounting@h-hservice.com
Phone: (907) 479-2218

Rent Due Date: 1st Day of Each Month

This agreement is executed on _____, 20____. Between H&H Service Center (**HHS**), as lessor, and _____, as lessee (**tenant**), and the tenant hereby rents from HHS the following storage space on the terms and conditions set forth for one (1) fiscal year.

DESCRIPTION OF ITEM STORED **Vehicle:** _____ **RV:** _____ **Trailer:** _____
Make: _____ **Model:** _____ **Year:** _____ **Color:** _____
Vin #: _____ **Plate:** _____
Boat/ Other: _____ **length:** _____ **Hull#** _____

Tenants acknowledge that the vehicle/s referenced above belongs to the tenant or that the tenant has the right to possess or store vehicle/trailer/equipment.

1. **RENT.** On a month-to-month tenancy, the tenant shall pay HHS the sum of \$_____ per month, without deduction, prior notice, demand, or billing statement. On a yearly tenancy the sum of \$_____, the rent is due in advance for that fiscal year. For each term of tenancy if the rent remains unpaid ten (10) days after the due date, the tenant shall pay, in addition to any other amounts due, a late charge per current interest rates per month for each month's rent that remains unpaid. The tenant further agrees to pay as liquidated damages the sum of \$50 for a dishonored check. All payments are due within seven (7) days, immediately beginning on the invoice date. An interest rate of 18% (1.5% monthly) will apply to overdue invoices (State of Alaska). The tenant will pay all costs or expenses incurred by HHS in the enforcement of any HHS rights caused by delinquent accounts, including all collections, court, or attorneys' fees. Winter storage removal requires two (2) week prior notice and current rates will apply for removal of snow and access to storage. Any disabled vehicle/trailer is subject to service charge for repair or disposal removal charges. HHS will provide service and prep vehicles for storage and the tenant must obtain an written estimate for requested services from Service Writers.
2. **LIEN.** If rent or other charges remain unpaid for a period of thirty (30) days after due date, tenant's property will be subject to lien and sold to satisfy the lien as authorized by Alaska Statue As 34.35.070.
 - a. **Rules.** Tenants agree to abide by all rules and policies posted. Accessibility to vehicles/trailer will be during business hours of Monday-Friday from 8:30 am to 4:30 pm for limited access at HHS Storage location. A fee of \$250.00 for after-hours access or during Holiday pickup if given a two (2) day notice and approved by Branch Manager.
 - b. **Customers are responsible for clearing snow off their vehicle/trailer or roof.** Additional service fees will be applied if HHS is requested to maintain snow clearance.
3. **LOCK.** The tenant shall provide the office with a key(s) for all storage items including a tongue lock.

4. **TERMINATION.** Either party can terminate this tenancy by giving written notice at least three (3) business days before the next rent due date. Conditions for such termination, tenants shall do the following: (1) Completely vacate space in good and clean conditions. (2) Leave tenants forwarding address and allow the HHS to inspect the space in the tenant's presence to verify the final condition of the space and its contents. _____
5. **ABANDONMENT.** In the event, rent is in default, past due, and unpaid for thirty (30) days; tenants failure to give HHS a written notice of any intentions, late rental payment, or to abandon the space and personal property located therein, at the lessors' option, the space and personal property shall be deemed abandoned, this lease shall be terminated. HHS may sell, destroy, or otherwise dispose of any property remaining in said space. _____
6. **LIMITATION OF LIABILITY AND INSURANCE.** HHS does not provide any security or is responsible for any loss or damage incurred by the tenant or their property during the use of storage space. The tenant assumes responsibility for the security of the space and their property while using the space. Tenant further acknowledges that HHS does not maintain insurance and that it is the sole responsibility of the tenant to obtain and maintain insurance to cover any loss, death, or injury regardless of the cause or event of the occurrence. The tenant further agrees to hold harmless and indemnify HHS against all claims, losses, losses, damages, cost, or liabilities that may arise from the use of space. _____
7. **LEASE AGREEMENT.** There are no representations, warranties, or agreements by, or between the parties which are not fully set forth herein and no representative of the lessor or agents is authorized to make any representations, warranties, or agreements other than expressly set forth herein.
8. **RESPONSIBILITY.** Tenants shall keep the area around their vehicle/trailer clean and free of debris. The tenant may cover the vehicle. The tenant must pay for repairs and cleaning of the storage area due to misuse or negligence. Tenant acknowledges having inspected the space and found it to be in a clean and sanitary condition. Upon termination of this contract, the tenant shall remove vehicle/trailer from storage space and immediately deliver possession of the space to HHS in the same condition as found upon commencement of this contract agreement. _____
9. **PROHIBITED ITEMS.** Tenant agrees that at no time will any of the following items be stored in their area.
- a. **Illegal items, or paraphernalia.**
 - b. **Flammable liquids or materials, Hazardous/toxic liquids or materials, or waste.**
 - c. **Explosives/firearms, ammunition.**
 - d. **Corrosives.**
 - e. **Animals or people.**
 - f. **Trash or garbage.**
 - g. **Food or beverages.**
 - h. **Used of their rented space.** Does not grant lessee permission to use other parts of the premise, property, or grounds adjacent to their rental space. Each space requires a separate lease contract agreement.
10. **INTENDED USE.** The vehicle/trailer space allotted is for storage purposes only for vehicles, RV, trailers, boats, or other. Special permission must be obtained from Branch Manager for equipment. No conducting business in the storage lot, nor is it allowed. No electrical or mechanical devices operated in or outside of the vehicle/trailer.
11. **REQUIREMENTS.**
- a. Proof of ownership of vehicle/trailer/equipment must be provided.
 - b. Notify HHS of any change of address, phone number, and email for lease contract agreement or ownership of property, or other pertinent information with three (3) business days of the change, and in writing.

- c. The vehicle/trailer must be in good working order, with no flat tires, leaks and the tenant will be charged for cleaning and disposal leaks while stored.
- d. The vehicle/trailer must be lawfully licensed and titled while stored with HHS.
- e. All personal effects and valuables must be removed from stored vehicles or stored at tenant's own risk. _____
- f. The tenant must inactivate the alarm when placed in storage. If the alarm goes off while stored, a penalty fee of \$250.00 will apply, and additional charges to disarm by Service Center will apply.

12. LEGAL FEES. Court and attorney fees will be charged if HHS brings legal action to recover the possession of storage space or disposal of tenant's property under this lease contract agreement. The tenant shall pay HHS any costs or monies owed while incurred for breach of this lease, including expenses, court fees, attorney fees, and collections. _____

The tenant hereby acknowledges that the tenant has read this lease agreement and understands all the terms and conditions hereof, and by virtue of the lessee's signature below approves and accepts. The lease agreement will remain in effect for one (1) fiscal year unless otherwise approved by the Branch Manager _____. If lease agreement or rates are updated, they must be in writing and emailed to tenant 30 (thirty) days in advance.

Warm Battery Storage \$25 for each battery

LESSOR: University Refuse LLC dba H&H Service Center (**HHS**), 2090 Van Horn Road, Fairbanks, AK 99701

LESSEE: (sign) _____ **DATE:** _____

LESSEE: (print) _____

LESSEE: (sign) _____ **DATE:** _____

LESSEE: (print) _____

Lessee mailing address:

Street/PO Box: _____

City/State/Zip: _____

Phone/Mobile: _____ **Email:** _____

Vehicle dropped off by: _____

Keys left at Office: Yes ☐ No ☐

Vehicle picked up by: _____

Current Driver's License: Yes ☐ No ☐

Current Registration: Yes ☐ No ☐

Current Proof of Insurance: Yes ☐ No ☐