

Homestead Storage LLC
3860 Homestead Road
Pahrump NV 89048
PHONE: 775.505.3001

E-Mail Address: homesteadstorage1@gmail.com

MONTH TO MONTH LEASE AGREEMENT

GATE CODE (4 Digits) _____

START DATE: _____

Unit#: _____ \$ _____ Per Month. Pro-Rated amount if any \$ _____

Tenant Name: _____

Mailing Address: _____ City: _____ State: _____

Zip: _____ Telephone Home: _____ Cell: _____

Email Address: _____

Secondary Contact - MANDATORY: Provide complete contact information for a secondary contact who may be contacted by the owner if the owner is unable to contact the occupant:

Name: _____ Street Address: _____

City, State, Zip Code: _____ Phone: _____

TERMS: This is a Month to Month Lease Agreement. Rent is payable in advance and due on the 1st day of every month and considered late on the 6th day of the month. If not paid by the 6th day of each month a \$15.00 Late Fee will be added. There will be a \$45.00 charge for any returned checks _____ (Initials)

PAYMENT: Payments may be made by: Cash, Check, Credit or Debit Card. You may mail a payment to the above Address: Please call or walk in payments with a credit or debit, or drop off cash payment during business hours.

USE OF PREMISES: Tenant will not store explosives, hazardous, toxic or flammable material in unit. Tenant will not use for unlawful purposes. Tenant will maintain unit in good condition and repairs. _____ (initials)

LOSS, DAMAGE, INSURANCE: Landlord shall not be responsible for loss or damage to the property / Unit of or of the tenant or others due to theft, fire, water, vandalism, act of God or other manifest. Tenant acknowledges that Landlord does not carry insurance on Tenants possessions. Tenant acknowledges that insurance is available from independent insurance companies for damage to Tenants property and for liabilities.

TENANT WILL PURCHASE THEIR OWN INSURANCE IF DESIRED _____ (initials)

RIGHT TO ENTER: Landlord shall have the right to enter into the unit at all times for the purpose of inspecting or repairing units. _____ (Initials)

ALTERATIONS: Tenant will not make any alterations; install fixtures or signs without the Landlords consent _____ (Initials)

PROVISIONS: After the Lien Sale of a motor Vehicle, the legal owner shall sign and hand over title to buyer. _____ (Initials)

VACATING: We require a minimum of a 10 day notice when planning to vacate. No personal belongings shall be left behind. Dumpster is not for use for household goods, mattress's or personal trash. Unit must be swept and left clean. _____ (Initials)

REMOVAL OF YOUR LOCK CONSTITUTES TERMINATION OF THIS LEASE
PLEASE LET US KNOW AS SOON AS UNIT IS VACATED – PHONE: 775.505.3001

Thank You!

We appreciate your business!

Please Note: The clause below constitutes the: Occupants declaration in opposition to sale. By incorporating this clause into our Lease it replaces the need to include it with a Final Notice of Lien Sale.

Nev. Rev. Stat: §108.4765

Section 108.4765 – Occupant's declaration in opposition to sale

The occupant may prevent a sale of the personal property to satisfy the lien if the occupant executes a declaration in opposition to the sale under penalty of perjury and returns the declaration to the owner by verified mail. The declaration must contain the following:

1. The name, Address and signature of the occupant;
2. The location of the personal property which is to be sold to satisfy a lien;
3. The date the declaration was executed by the occupant; and
4. A statement that:
 - (a) The occupant has received the notice of the sale to satisfy the lien;
 - (b) The occupant opposes the sale of the property; and
 - (c) The occupant understands that any action concerning the validity of the lien must be commenced not later than 21 days after the date on which the owner receives the declaration in opposition to the sale as required pursuant to NRS 108.477.

NRS 108.4756

Added to NRS BY 1983, 1667 [Ch. 569]; A 2011, 1828 [Ch.327]

Added to NRS by 1983, 1667; A 2011, 1828

NRS 108.4734 "Last Known Address" Defined. "Last Known Address" Means the postal and electronic mail address if any, provided by an occupant in the most recent rental agreement between the owner and the occupant, or the postal and electronic mail address, if any, provided by the occupant in a written notice sent to the owner with the change of the occupants address after the execution of the rental agreement.

NRS 108.475

1. It is unlawful to use a storage space at a facility for a residence.
2. A facility shall not be deemed to be a warehouse or a public utility.

NRS 108.4755

1. The occupant's personal property will be subject to a claim for a lien and may be sold or disposed of if the rent or other charges described in the rental agreement remain unpaid for 14 consecutive days.

Occupant Requirement:

2. Disclose to the owner any items of protected property in the storage space.

DEFAULT AND LIENS: Tenant hereby gives Landlord a lien upon all property stored on said premises to secure payment of the rent or damages. Landlord may upon default of any of the terms of this agreement at its sole option terminate this agreement and in order to ensure payment of any rent or damages due, take possession of Tenants property and place overlock on Tenants door of said premises. Landlord shall then give Tenant written notice of the exercise of said lien, and if Tenants default is not cured with 14 days (22 days for a motor vehicle) of the mailing date of said notice, Landlord may sell property at either a public auction or a private sale at a time and place specified in said notice. The proceeds of such a sale shall be used to satisfy said lien and the reasonable cost of the sale. The balance of such proceeds if any shall be paid to the Tenant. All notices will be sent to the Tenants address given in this Lease Agreement or his last known address. IT IS THE RESPONSIBILITY OF THE TENANT TO NOTIFY LANDLORD OF ANY CHANGE OF PERMANENT MAILING ADDRESS.

Landlord: _____
Date: _____

Tenant: _____
Date: _____

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