



**JB Storage Containers, Inc**  
1510 Industrial Drive, Sheridan, WY. 82801  
Phone and Fax: 307-673-5089

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**This agreement** is made and entered into this date between **JB Storage Containers, Inc** and \_\_\_\_\_ hereinafter called "Tenant."

**It is agreed as follows:**

1. JB Storage Containers, Inc agrees to rent to Tenant, for storage purposes only, Rental No. \_\_\_\_\_ on a month to month basis, commencing on the \_\_\_\_\_ day of \_\_\_\_\_.
2. Tenant agrees to pay, upon delivery, the Delivery Fee of \$\_\_\_\_\_, a Pick Up Fee of \$\_\_\_\_\_, along with the sum of the 1<sup>st</sup> months rent of \$\_\_\_\_\_ plus tax. The subsequent monthly rent will be \$\_\_\_\_\_. *The second month's rent will be pro-rated to the first of the following month then the rent will become due the first day of each month for the succeeding month's rent.* In the event Tenant fails to make such rental payment within ten (10) days from its due date, JB Storage Container's Inc shall be entitled to a late payment of \$15.00 as liquidated damages, in addition to all other remedies available to it at law or in equity.
3. Tenant has inspected the rental and acknowledges that it is in good order and repair. Tenant shall at all times maintain the rental in good condition and shall surrender the same at the termination of the rental in as good a condition as received, normal wear and depreciation excepted. A cleaning charge of \$200.00 will be applied if rental is returned in unacceptable condition. Tenant will be subjected to Damage Charges made to the rental at end of term on any and all damages that may occur. Cost will include all parts and labor to repair the rental in reasonable and suitable rental and/or sales condition.
4. JB Storage Containers Inc has the obligation to pick up the storage container within a reasonable time frame not to cover more than a thirty (30) day period.
5. The rental shall be used by the Tenant as storage for storing personal or commercial properties only, subject to restrictions contained in this agreement. Tenant shall not use, or permit to use, or permits the premises or any part thereof to be used, for any purpose other than for storing such personal or commercial properties. Tenant shall not keep explosives or hazardous materials or substances unless permitted to do so by the Operator and/or Owner of premises. Tenant shall not keep, discharge or dispose of any pollutants, toxic substance or hazardous wastes upon the premises, or into the soils and waters of premises, or those adjoining the premises, in violation of any State or Federal statutes or regulations. In addition, no use shall be made or permitted to be made that shall result in (a) improper, unlawful or objectionable use of the premises, or (b) a violation of any federal, state or municipal statute or ordinance, or any regulation, order or directive of a governmental authority now in existence or which may hereafter provide for the use and safety of the premises. Tenant agrees to comply with any and all rules established, or as amended from time to time, by JB Storage Containers, Inc pertaining to the use of the premises, and hereby acknowledges receipt of the present rules of use.
6. JB Storage Containers Inc, or its agents, may enter the rental at reasonable times to inspect, repair or make alterations to the rental unit. Tenant hereby grants permission to JB Storage Container Inc to move Tenant's property located within the rental to another storage unit, or other suitable storage facility, as deemed necessary by JB Storage Containers Inc.
7. Tenant agrees that they shall, at their own expense, maintain Tenant's personal property insurance on the property to be stored on or off the premises of JB Storage Containers Inc by the Tenant. Tenant agrees that JB Storage Containers Inc shall not be responsible for, and Tenant agrees to hold JB Storage Containers LLC harmless from any losses or damages to the personal property stored on or off the premises as a result of fire, theft, water, rain, storms, tornado, explosion, riot, rodents, civil disturbance, insects, sonic bomb, land vehicles, or any other cause whatsoever. Tenant agrees that JB Storage Containers Inc shall not be liable or responsible for, and Tenant agrees to indemnify and save JB Storage Containers Inc harmless from, any loss or damages resulting from failure, interruption, or malfunction of utilities provided to Tenant under this Agreement, and for any person injured, including death, sustained by any person whether or not a party to this Agreement, on or off the premises as a result of Tenants use of the leased

rental.

8. Tenant hereby grants JB Storage Containers Inc a lien on the Tenant's property stored, and to be stored, on or off the premises by Tenant to secure the performance by the Tenant of his obligations under this Agreement. Tenant agrees that JB Storage Containers Inc. may assert, enforce and foreclose upon such lien as provided under Wyo. Stat. Sec. 29-7-101 et seq., as amended, or any other Wyoming statute or law then applicable. Tenant agrees that JB Storage Containers Inc may take and maintain possession of Tenant's property, as deemed necessary by JB Storage Containers Inc, to assert, maintain, enforce and foreclose upon such lien. In the event the property of the Tenant remains in the rental after the last day of the term of this agreement, the property shall be conclusively deemed to have been abandoned by the Tenant. Tenant agrees that JB Storage Containers Inc may assert the lien and take action to enforce upon it as stated above in this paragraph without being liable to Tenant thereby, and Tenant therefore releases and discharge JB Storage Containers Inc from all claims, actions, or suits based upon trespass or conversion, or any other legal basis whatsoever.

9. Tenant shall not sublet or assign all or any portion of the rental, not their interest in this Agreement, without the prior consent of JB Storage Containers Inc. JB Storage Containers Inc may assign its interest in this Agreement, and this Agreement shall insure to the benefit of JB Storage Containers Inc's successors in interest.

10. In the event Tenant is in default or breach of any of the foregoing covenants and conditions, JB Storage Containers Inc has the following rights and remedies in addition to any other rights and remedies available at law or in equity: (a) JB Storage Containers Inc may continue this Agreement in effect and enforce all of it's rights and remedies under this Agreement, including the right to recover the rent as it becomes due; or (b) JB Storage Containers Inc may terminate all of the Tenant's rights hereunder, in which event JB Storage Containers Inc may enter the rental and remove Tenant's property therefore, or take possession of Tenant's property as provided in Paragraph 8, and assert, maintain, enforce and foreclose upon a lien thereon, without liability to Tenant for any damage.

11. This Agreement constitutes the entire agreement between the parties, hereto, and may be altered, amended or repealed only by a written instrument signed by both parties, and attached hereto. The parties acknowledge that there were no verbal agreements or representations made by the other party, which are not stated in writing in this Agreement, in order to induce the other party to enter this Agreement.

12. In the event that Tenant defaults on its obligations under this Agreement, JB Storage Containers Inc. may recover the reasonable attorney's fees and costs which it incurs in the enforcement hereof, with or without suit.

13. **Absolutely NO modifications or alterations will be made to the unit without permission to do so from JB Storage Containers, Inc. This includes using the roof of container for outside warehousing or stacking of materials and the drilling holes or putting screws in the walls/ceiling.** Renters Intials: \_\_\_\_\_

Signed By: \_\_\_\_\_

Signed By: \_\_\_\_\_

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

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

Address:

**JB Storage Containers, Inc.  
1530 Industrial Drive  
Sheridan, WY 82801  
307-673-5089 Office**

