

TOYBOX RECREATIONAL STORAGE AGREEMENT

Address: 418 East College Drive, Cheyenne WY 82007

Phone: (307)-462-4847

Email: ToyBoxRecStorage@gmail.com

Website: toyboxrecreationstorage.com

PARKING SPACE # _____

INITIAL MONTHLY FEE \$ _____

LESSEE/ User NAME _____

ADDRESS _____

PHONE _____ EMAIL ADDRESS _____

VEHICLE IDENTIFICATION

TYPE _____ YEAR _____ MAKE/MODEL _____

APPROX. LENGTH _____ LICENSE PLATE NUMBER _____

Vehicle used to pull: _____

***ToyBox requires a copy of Photo ID and Insurance on vehicle in storage. If no insurance a wavier Must be signed.**

The Following vehicles may use the ToyBox Storage Lot:

- Motorhomes, travel trailers, 5th wheel trailers, camper vans, pickup campers (dismounted), campers mounted and tent trailers
- Boats, jet-skis, snow machines, four wheelers, motorcycles and dirt bikes on trailers unless cleared by management.
- Cargo trailers, utility trailers

RULES/RESTRICTIONS/CONDITIONS

1. This parking space is for use only by the above-named user and only for the listed vehicle registered to that user. Lessee shall not use the premises for any other illegal or otherwise prohibited activities.
2. Vehicles must have current license tabs and be fully functional. Repairing, dismantling, or otherwise working on vehicles while parked is prohibited. Unless approved by management.
3. Vehicles may be moved during daylight hours only. Quiet hours will be observed from 10:00PM-6:00AM.
4. While parked, vehicles must be chocked with all slide-outs, awnings, antennas & steps stowed, doors and windows closed and locked, and propane valves turned off. (We highly recommend to unhook batteries and propane tanks and store them in a safe place).
5. Nothing may be stored outside or under the vehicle at any time. Items on trailers must be secured so as not to roll, slide, or tip off.
6. Residing or entertaining in or around the vehicle while parked is prohibited.
7. RV generator and/or main engine may be operated during daylight hours only. Operation must be attended at all times and kept to a minimum.

8. Pets must be on leash and attended at all times. Defecation must be picked up immediately. Violation subject to \$25 fine
9. No dumping is available. No overflow or discharge to the ground will be permitted from any vehicle. If found doing so you could be fined up to \$100.
10. Boat or other covers must be custom fitted and snapped. Non-fitted tarps secured with straps, rope, or bungee cords are prohibited. If missing anything from your unit, please check with the office. Due to our high winds please make sure propane covers are secure.
11. Excavation, driving stakes, digging channels, etc. in the parking surface is prohibited. Damage will be repaired at user's expense.
12. Snow and/or ice will not be removed. The RV Storage Area may not be accessible at times due to weather conditions.
13. After 30 days non-payment of rental fee OR upon violation of these rules, ToyBox Recreational Storage may terminate this agreement and have vehicle towed at user's expense. Late payment of (5) days you will be locked out until payment made. Continued late payments could result in cancellation of lot space.
14. Vacant space may be reassigned after 30 days unless user notifies ToyBox Recreational Storage of date of return, and in any case after 6 months.
15. No disposing of trash in on site dumpster whatsoever. Violators will be charged \$25.00 per incident if caught in person or on camera.
16. All persons shall comply with all lawful instructions of the ToyBox Recreational Storage LLC staff or any Police/Security.
17. Lessee/User shall not keep or have on or around the premises any items of a dangerous, flammable, or explosive nature that might unreasonably increase the risk of fire or explosion on or around the premises or that might be considered hazardous by any responsible insurance company. Lessee/User shall not keep or have on or around the premises any illegal items, materials or substances.
18. Lessee/User understands that ToyBox Recreational Storage does not provide any physical security other than our security fence and security cameras for the premises. Lessee's/ Users possessions will occupy the premises entirely at the risk of the Lessee. Lessor is not responsible for carrying any insurance covering Lessee's possessions. Lessee should, at his or her own expense, obtain insurance for the possessions stored at the premises. Lessee releases ToyBox Recreational Storage from any loss, damage, claim or injury resulting from any casualty on the premises. Lessee understands and agrees that the lessee accepts full responsibility for any and all personal injuries or any other damages that may occur during use of the space, regardless of the reason. Further, Lessee agrees that ToyBox Recreational Storage and all associated owners, agents, and employees, be held harmless for any and all injuries and damages occurring inside and outside of the premises.
19. Lessee/User will, at Lessee's sole expense, keep and maintain the parking space in good, clean and sanitary condition during the term of this Agreement. Lessee will promptly advise ToyBox Recreational Storage if the parking space, or any part of the storage facility is in need of any maintenance or repair.
20. Lessee/User shall not assign or sublease any interest in the Agreement.
21. A service charge of \$25 per month shall be charged on all accounts delinquent for five (5) days or more and ToyBox will deactivate gate code until paid in full. After 30 days of no payment ToyBox will have your boat/camper/trailer or vehicle will be towed at renters expense. Bounce checks will resort in a \$50.00 fee as well as credit cards. Please inform ToyBox if you receive a new credit card that needs added to your file.
22. Lessee/User shall conduct themselves appropriately while on ToyBox premises. Any type of harassment toward ToyBox employees, foul language, boisterous behavior or other behavior that interferes with ToyBox business or negatively affects ToyBox employees or customers will not be tolerated.
23. Any damage to gate, fencing, marker poles, marker tiles and the lot area by Lessee you will be held accountable to pay for damage and the repairs. If Toybox is not informed about the damage, we will review the surveillance cameras and there will be an additional \$100 fine on top of the repairs. So please inform ToyBox of any damages or repairs that need to take place.

***OFFICE HOURS VARY, BEST TO CALL IF ANY QUESTIONS OR ISSUES ARRISE.
THANK YOU! Emergency phone number call Michelle at (307) 630-4122**

**I UNDERSTAND AND AGREE TO ABIDE BY THE ABOVE-STATED RULES,
CONDITIONS AND RESPONSIBILITIES. I ALSO AGREE TO VACATE THE
ASSIGNED SPACE OR MOVE TO ANOTHER ASSIGNED SPACE WITHIN 7 DAYS
ON REQUEST FROM THE ASSOCIATION.**

**Rent shall be payable on the ____ day of each month, monthly in advance at
the rate of \$_____. There will be no billing or invoices sent to Lessee. This
Agreement may only be modified in a writing signed by both parties.**

**Note: Lessee/User payments may be made in cash, credit card, debit card or
ToyBox may accept other forms of payment at ToyBox's sole discretion.**

Notes:_____

LESSEE/USER SIGNATURE:

_____ DATE _____

TOYBOX RECREATIONAL STORAGE:

_____ DATE _____

***The term commences on the date above and will be for a recurring thirty (30)
day (month) period from the first (or date of contract) of the following month
unless cancelled by either Lessor or Lessee at any time upon thirty (30) days
prior written notice to the other party.**