

DADELAND PLACE CONDOMINIUM ASSOCIATION, INC.
STORAGE UNIT LEASE AGREEMENT

This Storage Space Lease Agreement ("Agreement") is entered into as of _____ ("Effective Date")

Occupant Name: _____ (☐) Rent (☐) Owner

whose address and contact information is as follows:

☐ **9001 SW 77th Avenue, Unit:** _____ **Storage Space No.:** _____

☐ **9143 SW 77th Avenue, Unit:** _____ **Storage Space No.:** _____

Occupant Contact information:

Telephone: _____

Mobile Phone: _____

Email: _____

FEES AND CHARGES

Description	Amount
Monthly Rent	\$75.00
Quarterly Rent (Due in Advance)	\$225.00
Security Deposit (Refundable)	\$200.00
Dishonored Check Fee	\$25.00
Late Fee (Applied after the 6th day of the month)	\$10.00
Lien Processing Fee (Applied after 31 days of non-payment)	\$55.50

Quarterly Payment Schedule: The quarterly rental payment of **\$225.00** is due in advance on the following dates each year: **January / April / July / September**

ACKNOWLEDGMENT OF STORAGE UNIT INSPECTION AND KEY RELEASE

I, _____ ("Lessee"), acknowledge that I have personally inspected Storage Unit No. _____ and accepted the unit in its current condition. I confirm that the storage unit is clean, secure, and suitable for my intended use at the time possession is granted.

I further acknowledge that I have received the following:

- One (1) key to Storage
- A copy of the executed Storage Unit Lease Agreement.

Storage Unit No.: _____

Number of Key(s) Issued: _____

Date Key(s) Issued: _____

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PAYMENTS AND LEASE CONDITIONS

The parties agree as follows:

The minimum lease term for a storage unit shall be **one (1) month**.

Monthly rent shall be due and payable on or before the **10th day of each month**.

Only **record owners of a unit at DADELAND PLACE CONDOMINIUM ASSOCIATION, INC.** are eligible to lease a storage unit. Owners may permit their tenants to use the storage unit only with the Association's written approval, and the owner shall remain fully responsible for compliance with this Agreement.

This Lease shall commence on the **first day of the month following execution of this Agreement and receipt of all required payments**, including the first month's rent and security deposit.

A refundable security deposit of Two Hundred Dollars (\$200.00) shall be paid upon execution of this Agreement. The security deposit may be applied by the Association toward unpaid rent, damages beyond ordinary wear and tear, cleaning costs, disposal costs, or any other amounts owed under this Agreement. Any remaining balance shall be refunded after the storage unit has been vacated, returned to the Association in satisfactory condition, and inspected.

If the Owner sells or otherwise transfers ownership of the condominium unit, this Lease shall automatically terminate as of the date of closing or transfer of title. The storage unit must be completely vacated within **five (5) calendar days** after such transfer. Any prepaid rent shall not be refunded.

USE OF STORAGE UNIT

The storage unit shall be used solely for storing personal household property.

NO LIABILITY OF ASSOCIATION

DADELAND PLACE CONDOMINIUM ASSOCIATION, INC. its directors, officers, managers, employees, and agents shall **not be responsible or liable** for any loss of or damage to personal property stored within the storage unit, including but not limited to loss caused by: Theft, Burglary, Vandalism, Fire, Water intrusion, Mold, Insects or rodents, Etc.

The Lessee stores all property at his or her sole risk and is strongly encouraged to maintain insurance covering all stored contents.

TERMINATION AND DEFAULT

The Association may terminate this Agreement upon written notice, or immediately where permitted below.

FAILURE TO PAY RENT

If rent, fees, or other charges remain unpaid for more than **thirty (30) days** after the due date, the Association may:

Terminate this Agreement;

Deny access to the storage unit;

Apply the security deposit toward outstanding amounts due;

Pursue all legal remedies available under the Governing Documents, Chapter 718, Florida Statutes, and applicable law.

ILLEGAL ACTIVITY

Any illegal activity involving the storage unit, including but not limited to storage of illegal drugs, stolen property, contraband, explosives, firearms possessed unlawfully, or any prohibited materials, shall constitute an immediate default.

The Association may immediately:

Terminate this Agreement;

DADELAND PLACE CONDOMINIUM ASSOCIATION, INC.

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Deny access to the storage unit;

Notify law enforcement;

Take any additional action permitted by law.

UNAUTHORIZED USE

Use of the storage unit for any purpose other than personal storage, including commercial use, habitation, or storage of prohibited materials, shall constitute a default and may result in immediate termination.

REMOVAL OF PROPERTY

Upon termination of this Agreement, the Lessee shall remove all personal property within **five (5) calendar days**.

Any property remaining after that period shall be deemed abandoned to the fullest extent permitted by Florida law, and the Association may remove, store, sell, or dispose of the property at the Lessee's sole cost and expense.

NO REFUND

If this Agreement is terminated due to the Lessee's default, the Lessee shall not be entitled to any refund of prepaid rent or fees.

OWNER GUARANTEE

If the Storage Unit is to be used by the Owner's tenant or any other occupant of the Unit, the Owner acknowledges and agrees that they shall remain jointly and severally liable with the tenant for the full performance of all obligations under this Storage Unit Lease Agreement. Such obligations include, but are not limited to, the terms and conditions of this agreement.

The Owner understands and agrees that permitting a tenant to use the storage unit does not release or limit the Owner's responsibilities under this Agreement. The Association may seek payment or enforcement against the Owner, the tenant, or both, as permitted by law.

By signing below, the Owner and Tenant (if applicable) acknowledge that they have read and understand this Agreement, have inspected the storage unit, have received the storage unit key(s), and agree to be bound by all of the terms and conditions contained herein.

Storage Unit No.: _____

OWNER

Date: _____

Owner Name: _____

Owner Signature: _____

TENANT (If Applicable)

Date: _____

Tenant Name: _____

Tenant Signature: _____

ASSOCIATION REPRESENTATIVE

Representative Name: _____

Signature: _____

Date: _____