

AMERICAN STORAGE TRAILER LEASING, INC.



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STORAGE TRAILER LEASING CONTRACT NON-MOBILE Lease and Receipt

THIS LEASE AGREEMENT, entered on this _____ day of _____ 20____
and between AMERICAN STORAGE TRAILER LEASING, INC., hereinafter called Lessor, and

_____ hereinafter called the Lessee

WHEREAS, the said Lessor is the owner of certain trucking equipment, and Lessee desires to lease said equipment, more fully described as follows:

YEAR	MAKE	SERIAL#	SIZE/DOOR	UNIT #

Receipt of the above equipment on the date specified above is hereby acknowledged by Lessee by the signature below.

TERMS AND CONDITIONS:

1. The above described equipment is owned by Lessor and is hereby leased to Lessee.
2. As compensation for the use of said equipment, Lessee shall pay the sum of:
(Lessee is hereby notified of the current rates and will be billed accordingly for services rendered)

Monthly Rental \$ _____
Monthly Lot Storage \$ _____
Sales Tax* % _____
Transportation* \$ _____ per hour

* Transportation Rates are subject to change without further notice and
Sales Tax will be adjusted with any state or local changes.

- Lease shall be in effect for one month minimum
- Invoices are due 30 days from the date of invoice unless enrolled in the auto pay program in which the charges will be paid the day of invoice.
- A late fee of \$20 per month will be charged on any past due balance.
- Monthly charges and prorates are calculated on a 30 day term.
- Charges for all individual, non-commercial, accounts are to be paid one month in advance. First month rental, lot storage, sales tax and transportation will be collected upon approval of this agreement, along with a deposit in the same amount. The deposit will be held until all equipment is returned and will be applied to any outstanding amounts due. A refund will be issued if applicable.
- All individual, non-commercial, accounts will be required to be enrolled in the auto pay program. A separate agreement and authorization will be signed.
- All transportation charges will be calculated from the time the driver leaves our facility until the time the driver arrives back at our facility, with a one hour minimum.
- A \$20 fee will be charged for all requests to move, pull out, or stage a loaded trailer for any reason on our lot. Any trailer that comes to storage unlocked will incur a \$25 charge and will be locked by Lessor.

3. Failure to pay the above charges for the equipment for a period in excess of 30 days is the act by the Lessee which authorizes pick up of the semi-trailer, and its contents, without further notice. Ten days are hereby given to Lessee to redeem the contents by full payment of all past due charges. After 10 days, the contents may be sold or disposed of according to law and any money received shall be applied to the amounts owed to Lessor. Until the equipment is empty and picked up or returned to and accepted by Lessor, Lessee will continue to be responsible for the monthly charges.
 - Collection Costs: Lessee understands in the event of nonpayment, the unpaid balance will accrue interest at the rate of 1.5% monthly (18% annually). If Lessor refers your account to a collection agency, a collection fee in the amount of \$50 or 35% of the referred balance, whichever is greater, will be assessed to the account.
 - Attorney Fees: Lessee understands that any lawsuit over the terms of this agreement shall be brought within the courts of Adams County, Colorado and governed by the laws of that state. Accordingly, the parties hereby subject themselves to the jurisdiction of those courts. Should such a dispute result in any term being declared contrary to those laws, the remaining terms shall still be binding. The losing party will pay all reasonable and necessary costs (including attorney fees) of any lawsuit to enforce this agreement.
4. Lessee understands that the equipment is being leased for on-site storage in the Denver Metro area. Should Lessee take leased equipment out of the Denver Metro area, or should the equipment be damaged in any way due to use other than on-site storage, Lessee will be responsible for returning the equipment to Lessor and for all charges incurred by such act.
5. The said equipment shall be under the complete and exclusive control of Lessee at all times, from time of delivery or customer pick up, until returned and accepted by Lessor. Lessee shall assume all Public Liability of the trailer, and the responsibility for all goods contained therein. Lessee is responsible for protecting all property being stored inside the equipment. Lessor shall have no liability for damage or loss caused by heat, cold, theft, vandalism, fire, water, dust, rain, explosion, rodents, insects, or any other cause whatsoever. Any damages or loss caused by shifting, movement or collision during transportation of the trailer are the sole responsibility of the Lessee.
6. Lessor does not provide insurance. Lessee is responsible for obtaining any desired insurance to insure their property against any and all damages that may occur regardless of reason. The Lessor will have no liability for stolen or damaged property.
7. After delivery, or customer pick up, is accepted by Lessee they shall be responsible for making sure the license plate has not been stolen or vandalized. Lessor, upon notice by the Lessee, shall have a new license plate issued if necessary. Lessee is responsible for any citations or parking tickets while under their control and shall pay them current when they are issued. This shall include any and all toll fees incurred by Lessee. Any unpaid notices of citations and penalties, or toll bills, received by Lessor will be paid by Lessor and Lessee shall be charged on their next billing. Lessee shall inspect trailer often enough to make sure they have not been ticketed.
 - The license plate information for this trailer is: Plate number _____ Expiration PERM
8. Lessee assumes all costs for flat tire repair or replacement when operating leased equipment. Lessee agrees to pay for any service call from our facility to make such repairs and charges will be invoiced to Lessee.
9. Lessor is hereby released from any and all possible liability of damage to customer property. This is to include damage to driveways, sidewalks, landscaping, structures, and any other surroundings on customer's or surrounding property. Lessee is responsible for any necessary blocking to secure that the trailer will not sink into driveways or parking lots. Lessee is responsible for any additional charges incurred for pick up of the trailer caused by improper blocking of trailer or the removal of personal property in order to pick up our rental equipment.

The below signing parties have executed this agreement on the day and year above written, agree to all Terms and Conditions above, and have received a fully completed copy of this Lease Agreement.

Individual signing below is an authorized officer and or signer for the company/individual above.

Lessee Signature

American Storage Trailer Leasing Inc

Lessee Printed Name

For: _____

OFFICE USE ONLY	
PO #	_____
Per	_____
Phone	_____
Delivery Pick Up	
Delivery Instructions:	

SAMPLE