



2311 Pulliam Mill Rd NW, Dewy Rose, GA. 30634 • (706) 213-8081

**STORAGE LOCKER LEASE AGREEMENT 2025**

LEASE AGREEMENT, entered into between TRE (The River’s Edge of Dewy Rose, Georgia (“Lessor”) and “Tenant” named below.

TENANT NAME: \_\_\_\_\_ MEMBERSHIP NUMBER: \_\_\_\_\_

BILLING ADDRESS (required): \_\_\_\_\_

CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP: \_\_\_\_\_

PHONE (required): \_\_\_\_\_ EMAIL (required): \_\_\_\_\_

**FOR GOOD CONSIDERATION, IT IS AGREED BETWEEN THE PARTIES AS FOLLOWS:**

1.Lessor hereby leases and lets to the tenant the premises described as follows:

a. Storage Locker # \_\_\_\_\_

2. Lease Term:

- a. This is a month-to-month lease which shall be for 1(one) month commencing on (Date) \_\_\_\_\_ and terminating on the last day of the billing period month which is the 14<sup>th</sup> of each calendar month.
- b. Lessor reserves the right to terminate this lease and replace it with an updated lease at any time as business needs require.

3. Lease Billing:

- a. Storage Locker - Tenant will pay Lessee the monthly rent of **\$12.00 (twelve dollars)** per month or any prorated portion for a partial month.
- b. Billing is done in arrears. The billing period ends on the 14<sup>th</sup> of each calendar month and bills will be generated for that prior month on or around the 15<sup>th</sup> of each month. If payment is not received by the 10<sup>th</sup> of the following month (25 to 26 days after being billed), a late fee of **\$7.00 (seven dollars)** will be added to your account and will appear on your statement for the next billing cycle.

4. Storage Safety & Security:

- a. Tenant, at their own expense, shall be responsible for all locks and security for said storage locker/space.
- b. Tenant may NOT store propane, gas, paint or any other flammable/combustible/toxic items.
- c. Tenant may not store food of any kind.
- d. Tenant may not store firearms or weapons of any kind.
- e. The River’s Edge is not responsible for loss, theft, or damage to property while in storage.

5. Minimum Visits:

- a. The Tenant agrees to visit and pay for a minimum of 10 days at The River’s Edge within a 12-month period. The River’s Edge Storage lockers are intended for those who make tent reservations, are annual site holders or are frequent day passers.
- b. If the minimum number of paid visit days is not met, the Tenant agrees that this lease will also be immediately terminated and agrees to remove their personal belongings from the storage locker within 30 days of notification.



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6. Additional Lease terms:

- a. Upon expiration of the Lease, Tenant shall return possession of the leased premises in its present condition, reasonable wear and tear expected.
- b. Tenant shall not assign or sublet said premises or allow any other person(s) to occupy the leased premises without Landlords prior written consent.
- c. Tenant shall not make any material or structural alterations to the leased premises.
- d. In the event of any breach of the payment of rent or any other allowed charge, or other breach of this Lease, Landlord shall have full rights to terminate this lease in accordance with state law and re-enter and re-claim possession of leased premises, and all its contents, in addition to such other remedies available to Landlord arising from said breach.

7. **Upon expiration or termination of this lease, or abandonment of property, if a new lease is not executed between the parties and the fees applicable to such a new lease paid in full within three (3) months, then Tenant expressly agrees that ALL PERSONAL PROPERTY, FIXTURES, EQUIPMENT, CHATTELS, AND ANY OTHER ITEMS LEFT BY THE TENANT UPON PREMISES SHALL BECOME THE SOLE AND EXCLUSIVE PROPERTY OF "THE RIVER'S EDGE" AND TITLE TO SUCH PROPERTY SHALL VEST IN LANDLORD FOR ALL INTENTS AND PURPOSES, including but not limited to any cars, boats, recreational vehicles, mobile homes, trailers, tents, other camping gear and campers. Upon the expiration of three (3) months following the expiration, termination, or abandonment of the Lease, Landlord may dispose of such properties as it sees fit without any further notice to the Tenant. INITIALS: \_\_\_\_\_**

8. This lease shall be binding and inure to the benefit of the parties, their successors, assigns and personal representatives.

9. **PAYMENT OPTIONS:**

I would like to enroll in auto-payment and authorize TRE Management, LLC (The River's Edge Campground) to charge my credit/debit card each month using the following credit card

Card Ending (last 4 digits): \_\_\_\_\_

With the Expiration Date: \_\_\_\_\_

I will remit payment for each monthly bill.

**By signing below, you agree to all terms and payment commitments stated above.**

**SIGNATURES (REQUIRED):**

TENANT SIGNATURE: \_\_\_\_\_

DATE: \_\_\_\_\_

TRE SIGNATURE: \_\_\_\_\_

DATE: \_\_\_\_\_