

Logan Mountain Storage

8 Logan Mountain Road
Wapiti, Wyoming

The facility is located 11.1 miles West of Cody, Wyoming; North off the North Fork Highway up and East of Logan Mountain Road. The building is a 60' x 60' frame structure with a shingle clad roof and composite siding with wafer board under the siding for security. There are twelve 10' x 10' individual storage units with 8' x 7' steel doors and three 13' x 60' units with 12' x 14' doors on each end. Inquire about price and availability for other than 60' deep units.

10' x 10' rent for \$55.00 per month with a twelve month lease payable in advance or \$65.00 per month (payable in advance with a three month minimum).

13' x 60' rent for \$300.00 per month with a twelve month lease payable in advance; quarterly payments available with a \$30.00 per month surcharge.

A lease contract is attached. If you choose to lease a unit now, pick an empty, unlocked unit. Fill out the contract and specify the number of the unit you will be leasing where indicated. Mail the completed contract with a check for the amount due to the address below. Be sure to lock your unit when you leave with the latch in its hole and your lock securing the door. **Step on the foot plate when moving the latch and move the latch easily so you don't pinch a finger.**

Make checks to and mail to; or further information, please contact:

Fred Sowerwine

4 Dot Ranch

8400 Theisen Road

Belgrade, Montana 59714-7103

(406) 388-4521

(800) 382-4521

or visit: <http://www.4dotranch.com> and click on Logan Mountain Storage.

Logan Mountain Storage Lease Contract

Unit number _____, a _____ area is hereby leased to:

Name of Tenant (Lessee): _____

Street: _____ Email: _____

City: _____ State: _____ zip _____

Home Phone: _____ Business or Cell phone: _____

The above stated lessee agrees to rent the above stated unit for the monthly fee of _____ for a period of twelve months and to pay a deposit (damage and cleaning) of \$100.00. All fees are due and payable in advance and payable annually or quarterly (quarterly payments are at an increased amount as stated on the current price schedule). This lease is renewable by the tenant upon payment of the then current fees. No due notices will be sent; any accounts in arrears will pay 1.5% monthly late charges with a minimum late fee of \$1.50. Past due statements will be sent.

The lessee agrees to provide his/her own lock and to keep the unit locked when not actually at the unit. Tenant agrees to carry catastrophe insurance on whatever is stored if reimbursement for loss is important to him/her. All risk on everything or anything stored in any unit remains with the lessee. When a tenant's lock is removed, the unit reverts back to the landlord. There will be no refunds on rent unless the original term has been extended; in event of lease termination after one year (by written notice at least thirty days prior to termination), rent will be prorated by quarter (three months). Tenant agrees not to leave any trash, rubbish or debris around the premise.

All units are as tight as possible to lessen the chance of rodents entering (this makes the doors a little hard to open). It is important to keep the doors closed as much as possible. The landlord does no rodent or pest control and if the tenant chooses to use D-con or other such products, they must be placed inside the unit and close to the door. All tenants must be aware that others might be using rat and mice poison. All liability for any and all situations while on the premises rests with the tenant/lessee.

Step on the foot plate when moving the latch and move the latch easily to avoid pinching a finger. Door damage repair will be paid by unit lessee. In case of malfunction of the door, please contact landlord immediately. (800) 382-4521.

In case of non-payment as above agreed, a locking plate will be placed over the lessee's lock and the unit will be unavailable until all fees are brought current including an additional \$50.00 "customer lock out" fee. The contents will remain untouched for three months. After three months in arrears, the contents of such unit will be declared abandoned and the undersigned hereby agrees that the landlord may dispose of said contents in whatever manner he wishes with no need of any further action and the lessee will have no recourse against the landlord whatsoever.

I agree to the above terms.

Signature and date: _____

Mail this completed contract to Fred Sowerwine, 8400 Theisen Road, Belgrade, Montana 59714-7103. After approval, a copy will be mailed or emailed to the lessee.

Approved by: