

VIKING RV STORAGE, LLC Rental Agreement

I, (print your name) _____ County of El Dorado _____, the Renter, agree to utilize this space for storage purposes and to comply with this Rental Agreement, Terms and Conditions and the following provisions:

- Starting _____, 20____, Renter agrees to pay the sum of **seven hundred fifty-eight** dollars per month to VIKING RV STORAGE, LLC ("VIKING") for Space Number(s) **PENDING**; this amount being due and payable in advance on the **FIRST (1st) DAY** or the **FIFTEENTH (15th) DAY** of each month to :
VIKING RV STORAGE, LLC 4481 BUSINESS DRIVE, SHINGLE SPRINGS, CA 95682. **NO BILLING WILL BE MAILED.**

Detail of amount due from Renter as follows:		Discount or Special Promotion Detail:
First Month	\$ 379.00 + \$379.00	Two covered RV storage spaces for a rate of \$379 per month each (\$758 total). Size: minimum 30 feet, maximum 40 feet. Free dump access per Vanessa.
Dump Station	FREE	
Deposit	\$ 379.00 + \$379.00	
		Total Upon Move-in: \$18,950.00 (for 24 months)

- To give thirty (30) days' notice to **VIKING** of intent to vacate the space. **VIKING** will not refund partial months following the actual date of vacating. Any refund will include all excess monies from the deposit and monthly or yearly payments, except for the first month's rent.
- To hold **VIKING** owners and employees, harmless in the event of damage to Renter's property due to accident, fire, theft, vandalism, or any other reason, except if the damage results from a direct physical action of the owner or employees.
- To immediately notify Management of any damage to property of **VIKING**, or other tenants resulting from Renter's use of this space or Renter's activities while on **VIKING** property.
- Not to repair or overhaul vehicles or other property in the space without written consent of **VIKING**.
- To maintain the area clean and neat and surrender the space in good condition on vacating, and to pay for any damages thereto beyond reasonable wear and tear.
- To vacate the space within two (2) weeks of notice if, in sole judgment of **VIKING**, Renter is not complying with these provisions. The notice to vacate may be sent to Renter's stated mailing address.
- Any vehicle, camper, boat, or any other unit or property, at the election of **VIKING**, shall be deemed to be abandoned if such property is left in the storage yard or space without the payment of rental due thereon for a period of ninety (90) days following the day on which said rental shall become due. All statements of amounts due or any other communication may be mailed to Renter's above stated address.
- VIKING** will proceed with a **lien sale** on any property deemed to be abandoned.
- Notify **VIKING** of any change of property stored (type, license #, etc.) and/or any name change(s).
- Always park in your assigned space. If you do not, you will be responsible for the towing cost to do so. If someone is in your Space, contact **VIKING** and we will find an alternate, temporary space for you until such time as your Space is available.
- No loitering or staying overnight on the property will be allowed.
- All pets are to remain in vehicles while on the property.
- Dump Station is available to Renter ONLY, and will be used exclusively for septic materials, for an additional fee of Eight Dollars (\$8.00) per month.
- All vehicles, campers, boats, or any other unit or property, will remain in good condition. Space shall remain clean and free of trash, oil, fuel spills/leaks, etc. Renter is responsible for cleanup of Space if septic, oil, gas, or any other leakage has occurred and requires assistance in cleanup. Any and all costs will be at Renter's expense.
- Daily gate hours are from 4:00am to 9:00pm. Close the gate after entering or leaving. Anyone on the property after hours without written permission by **VIKING** will be considered trespassing and will be escorted off the property by Security or Law Enforcement.
- Rental rates may change without notice.
- Renter agrees to a minimum six(6)-month rental period unless otherwise noted on this Rental Agreement.

I have read and understand and agree to all the provisions of this Agreement.

ACCEPTED BY **VIKING RV STORAGE**

Renter Signed _____

Date _____

Owner/Agent *Cl. Clau Clau*

Date 6/16/24

VIKING RV STORAGE, LLC

TERMS & CONDITIONS

Renter occupies the designated Space pursuant to the following Terms and Conditions:

TERM: The term of this Rental Agreement shall commence on the date the Agreement is executed and shall continue on a month-to-month basis thereafter, unless otherwise specified. The minimum rental term is one month.

RENT: The rent shall be the amount stated on the attached Financial Information Sheet. **Rent is due on either the first (1st) day of the month or the fifteenth (15th) day of the month.** Renter's payment due date is indicated on the Financial Information Sheet. If the first or the fifteenth falls on a weekend or holiday, charges will be assessed on the closest business day to either the first or the fifteenth. Owner may change the monthly rent or other charges by giving Renter thirty (30) days advance written notice at the address stated in this agreement. The new rent shall become effective on the first or the fifteenth day of the following month that rent is due. If Renter has made advanced rental payments, the new rent will be charged against such payments, effective upon giving notice of the new rate.

LATE CHARGES AND OTHER FEES: Renter agrees to pay Owner a late fee of Twenty Dollars (\$20.00) if rent is received more than ten (10) days after the due date. If rent is unpaid thirty (30) calendar days following the indicated due date on the Financial Information Sheet, a lien notice fee will be charged to Renter. In the event of default, Renter agrees to pay all collection costs incurred by Owner.

TERMINATION: Thirty (30) days written notice given by Owner or Renter to the other party will terminate this Agreement. Prepaid full month's rent shall be returned to Renter within fifteen (15) days of vacating the Space. Owner does not make partial month's rent refunds. Renter must leave the Space in good condition and is responsible for all damages. If Renter's Rental Agreement is terminated for any reason and Renter continues to occupy the Space, or is denied access pursuant to Owner's lien, Renter will pay reasonable storage charges on the Space until the lien is paid or the Space is vacated. Renter and Owner agree that reasonable monthly storage charges are the total of the monthly rent plus the monthly late fee stated in this Agreement.

USE OF DESIGNATED SPACE: Renter agrees to use the space only for vehicles, watercraft, etc. ("vehicle"), designated in this Agreement and that are owned by Renter. Renter shall not keep personal property in vehicle with an aggregate value in excess of \$1,000 without the written permission of Owner. All vehicles must be in operating condition and must be in clean physical condition without damage to body or windows.

INDEMNITY: Renter agrees to indemnify, hold harmless and defend Owner from all Claims, demands, actions, or causes of action (including attorneys' fees and all costs) that are hereinafter brought by others arising out of Renter's use of the Space and common areas, including claims for Owner's active negligence.

RULES AND REGULATIONS: Owner shall have the right to establish or change the hours of operation for the facility and to promulgate rules and regulations for the safety, care and cleanliness of the premises or the preservation of good order on the facility. Renter agrees to follow all rules and regulations now in effect, or that may be put into effect from time to time.

RENTER ACCESS: Renter's access to the premises may be conditioned in any manner deemed reasonably necessary by Owner to maintain order on the premises. Such measures may include, but are not limited to, limiting hours of operation, requiring verification of Renter's identity and inspection of vehicles that enter the premises.

DENIAL OF ACCESS: If rent or other charges are more than ten (10) days past due, Owner may deny Renter access to the premises. Renter's right to access shall be restored only upon full payment of rent and other charges owed.

WAIVER OF JURY TRIAL: Owner and Renter waive their respective right to trial by jury of any cause of action, claim, counterclaim or cross complaint, in any action brought by either Owner against Renter, or Renter against Owner, or Owners agents or employees, on any matter arising out of, or in any way connected to parking, this Rental Agreement, Renter's use of the Space or this facility, or any claim of bodily injury or property loss or damage, or the enforcement of any remedy under any law statute or regulation. This jury trial waiver is also made by Renter on behalf of any of Renter's agents, guests or invitees.

NOTICES: All notices required by this Rental Agreement shall be sent by First Class Mail Postage prepaid to Renter's last known address. Notices shall be deemed given when deposited in the United States mail. Renter agrees that any such notice is conclusively presumed to have been received by Renter five (5) days after mailing, unless returned to Owner the U.S. Postal Service.

ADMINISTRATOR: The County Officer or employee with responsibility for administering this Agreement is Andrew Craven, Deputy Chief Probation Officer, Probation Department, or successor.

NO WARRANTIES: No express or implied warranties are given by Owner, Owner's agents or employees as to the suitability of the Space for Renter's intended use. Owner disclaims and Renter waives any implied warranties of suitability or fitness for a particular use.

NO SUBLETTING: Renter shall not assign or sublease the space without the written permission of Owner. Owner may withhold permission to sublet or assign for any reason in Owner's sole discretion.

NO ORAL AGREEMENTS: This Rental Agreement contains the entire agreement between Owner and Renter, and no oral agreements shall be of any effect whatsoever. Renter agrees that it is not relying, and will not rely, upon any oral representation made by Owner or by Owner's agents or employees purporting to modify or add to the Rental Agreement. Renter understands and agrees that this Agreement may be modified only in writing, signed by both parties.

SUCCESSION: All provisions of this Rental Agreement shall apply to and be binding upon all successors in interest, assigns or representatives of the parties hereto.

ENFORCEMENT: If any part of this Rental Agreement is held to be unenforceable for any reason, in any circumstance, the parties agree that such part shall be enforceable in other circumstances, and that all the remaining parts of this Agreement will be valid and enforceable.

CHANGE OF ADDRESS, NAME AND/OR CONTACT: Renter must provide address, name and/or contact information changes to Owner in writing within twenty (20) days of such occurrence. It is Renter's responsibility to verify that Owner has received and recorded the requested changes.

CHANGE OF PAYMENT INFORMATION: Renter must provide payment information changes to Owner in writing within ten (10) days of occurrence; otherwise it could result in late fees. It is Renter's responsibility to verify that Owner has received and recorded the requested changes.

Initial here that you have read these terms:

INSURANCE: Renter, at Renter's expense, shall maintain a policy of collision and comprehensive vehicle insurance covering all vehicles. The insurance on Renter's vehicle is a material condition of this Agreement and is for the benefit of both Renter and Owner. Failure to carry the required insurance is a breach of this Agreement and Renter assumes all risk of loss to vehicle that would be covered by such insurance. Renter expressly agrees that the insurance company providing such insurance shall not be subrogated to any claim of Renter against Owner, Owner's agents or employees for loss or damage to vehicle.

RELEASE OF OWNER'S LIABILITY FOR PROPERTY DAMAGE: Renter parks vehicles at Renter's sole risk. Owner, Owner's agents and employees shall not be liable for any loss of or damage to Renter's vehicle or personal property within the vehicle while on the premises arising from any cause whatsoever, including, but not limited to, theft, mysterious disappearance, fire, water damage, rodents, Acts of God, the active or passive acts or omissions or negligence of the Owner, owner's agents or employees.

RELEASE OF OWNER'S LIABILITY FOR PERSONAL INJURY: Owner, Owner's agents or employees shall not be liable to Renter for injury or death as a result of Renter's use of the Space or facility equipment, even if such injury is caused by the active or passive acts or omissions or negligence of Owner, Owner's agents or employees.

Do not sign this Rental Agreement until you have read it and fully understand it. **This Agreement limits Owner's liability for loss of or damage to your vehicle.** If you have any questions concerning its legal effect, consult your legal advisor.

Applicant Signature

Date

Co-Applicant Signature

Date



Owner or Owner's Agent



Date

VIKING RV STORAGE, LLC

FINANCIAL INFORMATION SHEET

MEMBER NAME **EDC PROBATION**

SPACE No(s). **2 Covered Spaces 30' to 40'**

I (we) hereby authorize Viking RV Storage, LLC, hereinafter called "VIKING," to initiate credit card debit transactions to my (our) credit card account, to initiate debit entries to my (our) account at the financial institution listed below, hereinafter called "DEPOSITORY." I (we) acknowledge that the origination of ACH transactions to my (our) account must comply with the provisions of U.S. laws and regulations.

Name as it appears on financial forms: _____

Billing Address _____

City _____ State _____ Zip Code _____

Rent Amount **\$ 379 EACH** Dump Services (\$8/mo.) Yes No **X Free** Monthly Invoice total **\$ 758.00**

Chosen Payment Method

Credit Card Type Visa MasterCard Discover Is this a debit card? Yes No

Card Number: _____ CSC: [NOTES] Expires _____

Checking Account Bank Name: _____ Branch City: _____

Routing & Account Number: _____ / _____

Account Type Checking/Draft Savings/Share * Please attach a voided check

Pre-paid: \$ 18,950.00 Check # _____ Coverage for: 24 months

Viking RV Storage Notice of Charges and Fee's:

1. Late Charge Fees:

Renter agrees to pay Owner a late fee of Twenty Dollars (\$20.00) if rent is received more than ten (10) days after the monthly billing date. If rent remains unpaid for thirty (30) calendar days following the indicated due date on the Rental Agreement (page 1), a lien notice fee will be charged to Renter.

2. Insufficient Funds Returned Check Item Fee:

Renter agrees to pay the Owner a Returned Item bank fee of \$30.00. In the event of default, Renter agrees to pay all collection costs incurred by Owner.

3. Bank Rejected Credit Cards or ACH Item Fee:

Renter agrees to pay the Owner a rejected bank item fee of \$10.00 per recurring charge. We will make two (2) attempts to collect the space rent charge within 5 business days. In the event of default, Renter agrees to pay all collection costs incurred by Owner.

I (we) understand that should the regularly scheduled debit date fall on a weekend or Federal holiday, the debit shall occur on the business day before or following the weekend or federal holiday.

This authorization is to remain in full force and effect until VIKING has received written notification from me (or either of us) of its termination in such a time and manner as to afford VIKING and financial institution a reasonable time to act upon it.

Note: Written debit authorization must provide that the receiver may revoke the authorization only by notifying the originator in the manner specified in the authorization.

Laura Schwartz, Assistant

Print Name: **Chief Administrative Officer** Signature _____ Date _____

Print Name: _____ Signature _____ Date _____

VIKING RV STORAGE, LLC

EDC #8889

4481 BUSINESS DRIVE, SHINGLE SPRINGS, CA 95682
(530) 676-1100 ACCOUNTING@VIKINGRVSTORAGE.COM

Applicant _____	County of El Dorado	Space Number(s) _____
Street Address _____	330 Fair Lane	Type of Vehicle <u>Trailer</u>
City, State, Zip _____	Placerville CA 95667	Year, Make, Model _____
Mailing Address _____	3974 Durock Rd Suite 205	License # _____
City, State, Zip _____	Shingle Springs CA 95684	VIN # _____
Phone (main) _____	530-621-6058	Vehicle Length <u>27 feet</u>
Phone (cell) _____	916-837-0606	Vehicle Color <u>White, with graphics</u>
Driver's License # _____		Insurance Carrier <u>Self-insured</u>
Email _____	<u>andrew.craven@edcgov.us</u>	Insurance Agent _____
Present Employer _____		Policy # _____
Employer Contact _____	<u>Andrew Craven, Deputy Chief Probation Officer</u>	NOTE _____
Employer Phone _____	<u>916-837-0606</u>	

Co-Applicant _____	Driver's License _____
Street Address _____	Email Address _____
City, State, Zip _____	Present Employer _____
Phone (main) _____	Employer Contact _____
Phone (cell) _____	Employer Phone _____

Photocopy of driver's license, payment method, current vehicle registration and current insurance card required

Emergency Contact

Please provide the name and phone number(s) of someone we may contact in case of emergency and you are not available:

Name Fabian Blanco, Sr. Deputy Probation Officer Phone 530-621-4512 (main), 530-957-6056 (cell)

Certified Mail Contact

Please provide the name and address of a person not living with you to whom a certified lien notice may be sent.

Name _____
Street Address _____
City, State, Zip _____

Customer Signature _____ Date _____
Laura Schwartz, Assistant Chief Administrative Officer

VIKING RV STORAGE, LLC

EDC #8889

4481 BUSINESS DRIVE, SHINGLE SPRINGS, CA 95682
(530) 676-1100 ACCOUNTING@VIKINGRVSTORAGE.COM

Applicant _____	County of El Dorado	Space Number(s) _____
Street Address _____	330 Fair Lane	Type of Vehicle Trailer
City, State, Zip _____	Placerville CA 95667	Year, Make, Model _____
Mailing Address _____	3974 Durock Rd Suite 205	License # _____
City, State, Zip _____	Shingle Springs CA 95684	VIN # _____
Phone (main) _____	530-621-6058	Vehicle Length 10 feet
Phone (cell) _____	916-837-0606	Vehicle Color White
Driver's License # _____		Insurance Carrier Self-insured
Email _____	andrew.craven@edcgov.us	Insurance Agent _____
Present Employer _____		Policy # _____
Employer Contact _____	Andrew Craven, Deputy Chief Probation Officer	NOTE _____
Employer Phone _____	916-837-0606	

Co-Applicant _____	Driver's License _____
Street Address _____	Email Address _____
City, State, Zip _____	Present Employer _____
Phone (main) _____	Employer Contact _____
Phone (cell) _____	Employer Phone _____

Photocopy of driver's license, payment method, current vehicle registration and current insurance card required

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Certified Mail Contact

Please provide the name and address of a person not living with you to whom a certified lien notice may be sent.

Name _____
Street Address _____
City, State, Zip _____

Customer Signature _____ Date _____
Laura Schwartz, Assistant Chief Administrative Officer

Viking RV Storage, LLC
Exhibit A
California Levine Act Statement

California Levine Act Statement

California Government Code section 84308, commonly referred to as the "Levine Act," prohibits any officer of El Dorado County from participating in any action related to a contract if he or she accepts, solicits, or directs any political contributions totaling more than two hundred and fifty dollars (\$250) within the previous twelve (12) months, and for twelve (12) months following the date a final decision concerning the contract has been made, from the person or company awarded the contract. The Levine Act also requires disclosure of such contribution by a party to be awarded a specific contract. An officer of El Dorado County includes the Board of Supervisors, any elected official, and the chief administrative officer (collectively "Officer"). It is the Contractor's responsibility to confirm the appropriate "Officer" and name the individual(s) in their disclosure.

Have you or your company, or any agent on behalf of you or your company, made any political contribution(s), or been solicited to make a contribution by an Officer or had an Officer direct you to make a contribution of more than \$250 to an Officer of the County of El Dorado in the twelve months preceding the date of the submission of your proposals or the anticipated date of any Officer action related to this contract?

_____ YES X NO

If yes, please identify the person(s) by name:

Do you or your company, or any agency on behalf of you or your company, anticipate or plan to make any political contribution(s) of more than \$250 to an Officer of the County of El Dorado in the twelve months following any Officer action related to this contract?

_____ YES X NO

If yes, please identify the person(s) by name:

Answering YES to either of the two questions above does not preclude the County of El Dorado from awarding a contract to your firm or any taking any subsequent action related to the contract. It does, however, preclude the identified Officer(s) from participating in any actions related to this contract.

6/24/2024
Date

Ch. Claus Voorhis
Signature of authorized individual

VIKING RV STORAGE LLC
Type or write name of company

VANESSA VAN VOORHIS
Type or write name of authorized individual