

**INSTITUTIONAL RENTAL PROPERTY AGREEMENT  
FOR GARAGE OR STORAGE UNIT**

This Agreement is between the \_\_\_\_\_ at  
\_\_\_\_\_ Iowa, and \_\_\_\_\_,  
whose address is \_\_\_\_\_ (Address),  
\_\_\_\_\_ (City), Iowa \_\_\_\_\_ (Zip Code).

**Terms:**

1. The duration of this Rental Agreement is from \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_\_,  
to \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_\_.
2. The unit being rented is (garage no./storage unit no.) \_\_\_\_\_.
3. The rental rate is \$\_\_\_\_\_. \_\_\_\_ (per night), (per week), (per month). There will be a \$5.00  
charge for each lost key.
4. Rent shall be paid to the business office in advance of the time identified in No. 1, above.
5. Renter agrees to comply with all local, state and federal laws, rules and regulations in the use of  
the garage/storage unit.
6. Renter agrees to not deliberately or negligently destroy, deface, damage, impair or remove any part  
of the unit or any other property on the institution grounds or knowingly permit any other person to  
do so.
7. Renter agrees to conduct himself or herself in a manner that will not disturb a neighbor's peaceful  
enjoyment or use of the institution's premises or other facilities on the institution grounds.
8. This Rental Agreement is made by and between the Landlord as an employee of either the  
Landlord or a contractor or lessee of the Landlord performing work on the Landlord's premises.  
The Rental Agreement will terminate on the date that the employee is no longer an employee of  
either the Landlord or a contractor or lessee of the Landlord. Upon such an event, the employee  
shall have seven (7) days to remove all the employee's contents from the Rental Unit.
9. Renter agrees, that in order to assure the safety of all individuals working, residing or present on  
the property of the Landlord, the Renter will not possess, keep, control or use nor allow any other  
person to possess, keep, control or use on the Landlord's or Renter's Rental Unit any guns,  
handguns, or firearms or any type or any ammunition or explosive material which is intended for  
use in guns, handguns, or firearms. Renter agrees that violation of this provision by the Renter  
shall be grounds for immediate termination of this Rental Agreement. Unauthorized possession,  
use, trading, selling or manufacture of weapons, alcoholic beverages, controlled substances,  
narcotics, stimulants, contraband, or other restricted articles during work hours and/or while on  
state property or engaged in state business is prohibited.

10. Renter agrees to indemnify, defend and hold harmless Landlord against any liability, and/or pay for any and all damages, losses, or expenses incurred by Landlord in connection with the leasing of this Rental Unit to Renter beyond that covered by insurance, due to Tenant's negligence, intentional acts, or failure to perform the terms of this Rental Agreement, including the expenses of enforcing this Rental Agreement.
11. Renter agrees to not hold the Landlord liable or responsible for any loss or damage to Renter's property resulting from any act or event, other than an intentional act of the Landlord, including, but not limited to, loss from fire, wind, tornado, floods, water, rain, vandalism, or any act of nature.
12. Renter agrees that Renter shall be responsible for procuring and paying for any insurance that the Renter deems necessary and appropriate related to Renter's use of the Rental Unit.
13. Landlord shall have the right, subject to Renter's consent, which consent shall not be unreasonably withheld, to enter the Rental Unit in order to inspect the Rental Unit, make necessary or agreed repairs, alterations, or improvements, supply necessary or agreed services, or exhibit the Rental Unit to prospective or actual purchasers, renters, workers or contractors, provided however, that Landlord may enter the Rental Unit without Renter's consent, in case of emergency.
14. Tenant agrees to follow all federal, state, and local laws, statutes, rules, regulations and ordinances during the term of the Rental Agreement, including but not limited to all laws related to the possession of anything that is dangerous or a hazard to the welfare and safety of clients, employees, and visitors to the institution and tenants of the Landlord.
15. Renter shall not affix any signs or other objects to the exterior of the Rental Unit or premises subject to this Rental Agreement or to any other building under the operation, ownership or control of the Landlord without written approval of the Landlord.
16. No pets and/or animals are allowed in the Rental Unit at any time.

Bi-Weekly Deduction \$ \_\_\_\_\_

Per Month Rate \$ \_\_\_\_\_

SIGNED IN DUPLICATE

**LANDLORD**

Name	Title	Date

**TENANT**

Name	Title	Date