Coakley Bay Association

Storage Space Usage Agreement

This agreement entered into this ____ day of _____, by and between Coakley Bay Association (hereinafter referred to as "Association") and _____ (hereinafter referred to as "Owner").

1. **STORAGE UNIT:** The Association hereby agrees to permit the Owner to use the following, upon the terms and conditions set forth below: Storage Unit ____, 5000 Estate Coakley Bay, Christiansted, St. Croix, US Virgin Islands 00820-4598 (hereinafter referred to as the Storage Space).

2. **USAGE FEE:** The fee to be paid for the Storage Space shall be $**15.00** per month. If payment has not been received by the 30th day of the month, a notice of eviction will be served on the Owner, and the Association will have the authority to empty said Storage Space and dispose of the contents without further notice to the owner.

3. **INSPECTION:** From time to time, without further notice to the owner, the Association may enter the Storage Space for the purpose of seeing that the Storage Space is being maintained in proper condition. Reasonable expenses of the Association will be chargeable to the Owner. The Association may enter at any time in case of an emergency.

4. **KEYS:** Any Owner using a storage space must provide the manager with two sets of entry keys. If keys are not provided, the Association has the right to cut off the lock at the Owner's expense.

5. **LIABILITY:** Association shall not be liable for any loss or damage to the Owner's possessions, nor shall Association have any liability whatsoever for injury to Owner's guests, invitees, servicemen, employees, or family. The Owner agrees to indemnify and hold Association harmless from any and all suits, actions, causes of action, damages, or liability of any kind or nature whatever for injury to persons or property in the Storage Space.

6. **PAYMENTS; NOTICES:** All payments and/or notices to Association shall be made in person or by mail, addressed to:

Coakley Bay Association
5000 Estate Coakley Bay
Christiansted, VI 00820-4598

7. **COMPLIANCE WITH CONDOMINIUM DOCUMENTS:** The Owner acknowledges that the Storage Space is located in, and comprises a part of the Coakley Bay Townhouse Apartments, a condominium established pursuant to 15 V.I.C. 901 *et seq* (the "Condominium Act"). The Owner agrees that this Usage Agreement is subject to the provisions of the Declaration, By-Laws, and Rules and Regulations. Any violation of said documents shall constitute a default under this Usage Agreement entitling Association to terminate the Agreement and to obtain immediate possession of the Storage Facility. By signing, the Owner consents that he or she has read the Rules and Regulations governing the storage facilities.

Questions? E-mail: **officemanager@coakleybay.org** Call: **(340) 773-9600**

Accepted by: ***On behalf of Coakley Bay Association:***

Owner	**General Manager**
Date	**Date**