

Conditions of Rental with LSMS

Legal Conditions of Rental

This Legal Conditions of Rental ("Agreement") outlines the terms and conditions for renting a storage container ("Unit") from Lone Star Mobile Storage ("LSMS"). By signing this Agreement, the Customer ("Renter") agrees to comply with all conditions set forth below:

Delivery and Relocation:

- A. Renters should inspect the container or ground level office upon delivery to verify it is in satisfactory condition.**
- B. Renters may need to obtain insurance coverage for the contents placed in the container or ground level office, as Lone Star Mobile Storage does not provide any coverage for contents.**
- C. The Renter is responsible for the sale price of the container or ground level office, if someone other than Lone Star Mobile Storage or its agent removes the container or ground level office from the Renter's location.**

Damage and Liability:

- A. Lone Star Mobile Storage is not responsible for the Renter's property placed in the container or ground level office container.**
- B. Renters should cover contents that are subject to moisture damage and store them up off the floor of the container or ground level office.**
- C. The Renter is responsible for ensuring the Unit is returned in the same condition as the time of delivery, excluding normal wear and tear. Any damages, alterations, or markings will be assessed, and the Renter will be held liable for the repair or replacement cost.**

- D. The Renter is responsible for the cost of repairing the container or ground level office container for any damage that occurs while the container or ground level office container is on the Renter's premises and is under the Renter's control.**
- E. Renters may not drill or otherwise make holes in the container or ground level office. The Renter will be charged for any holes and/or dents that occur while in their custody.**
- F. We will make sure the lights and air/heat unit are working when a ground level office container is set up at the renter's site, after that the Renter is responsible for regular maintenance of the lights and air/heat unit. The Renter is responsible for the electric hook-up when the ground level office container is delivered.**
- G. The Renter can avoid additional charges by returning Door Keys and Security Lock Keys on ground level office units.**
- H. Renters can avoid a charge for clean out by removing all debris and sweeping the container or ground level office prior to pick up by Lone Star Mobile Storage or its agent.**
- I. Renters can avoid a \$50 minimum wait charge per hour for an unsuccessful pickup by ensuring the trailer or ground level office rental is empty when they call to schedule a pickup. Our drivers are instructed not to wait while ground level office or containers are emptied.**
- J. Renters can prevent a Dry Run fee by ensuring the unit is unlocked and completely empty when the unit is called in for removal. That includes making sure the top of the container is free from debris and the unit is easily accessible for the truck to remove. If the truck is unsuccessful in removing the unit, the Dry Run fee is the same as the delivery fee. Renter will be responsible for clearing the area and rescheduling the removal with LSMS.**

Payment and Collections:

- A. Rent is due upon receipt of invoice and is billed on a 28-Day Billing Cycle/ Every Four-Weeks.**
- B. If the account is turned over to collections, due to non-payment, Lone Star Mobile Storage reserves the right to enter the property, remove the unit, and leave the contents on-site. Alternatively, Lone Star Mobile Storage may recover the contents as partial or full payment for the unpaid debt owed.**
- C. Renter and Lone Star Mobile Storage. agree to mutually waive all rights of subrogation as to the other for any occurrence that arises out of the use of Lone Star Mobile Storage property by the Renter.**
- D. Renters that are exempt from sales or use tax must provide an exemption certificate to us at the time of rental setup for approval to withhold taxes.**
- E. New Late Fee Policy:**
 - a. Grace Period: 30 days from the invoice due date**
 - b. Late Fee Structure: A \$25 late fee will be applied to any unpaid invoice more than 30 days past the due date. An additional 1.5% monthly fee will be charged once per 28-day billing cycle thereafter.**
 - c. Applies to: All new invoices issued on or after January 1st, 2026**
 - d. Existing invoices that are 90 days or more overdue as of January 1, 2026.**

Estate Responsibility:

- A. In the event of Renter's passing, it is the responsibility of Renter's state representative to notify Lone Star Mobile Storage immediately. The representative must coordinate with Lone Star Mobile Storage to schedule the removal of the rental, to prevent the account from falling behind.**



Our Lone Star Mobile Storage team is ready to help,
responding to challenges with care and a personal touch.

Call us at [888.217.9101](tel:888.217.9101) to get in touch.
Learn more about us at LSMS.com.

Prohibited Actions:

- A. Rental fleet containers and ground level offices are not to be moved, relocated, sold, or transferred to another party under any circumstances unless authorized and conducted by Lone Star Mobile Storage.**
- B. Any unauthorized actions involving the rental Unit will result in immediate enforcement of this Agreement, including the recovery of the Unit and any legal actions necessary.**

Acknowledgment

By signing below, the Renter agrees to adhere to all terms and conditions outlined in this Agreement. Failure to comply may result in additional charges, legal actions, or termination of the rental agreement.

Renter Information

Name: _____

Address: _____

Phone: _____

Email: _____

Delivery Address for Unit: _____

Date of Delivery: _____

Signature: _____

Date: _____

LSMS Representative

Name: _____

Signature: _____

Date: _____