3D DUMPSTERS

ON-SITE STORAGE CONTAINER RENTAL AGREEMENT

MONTH-TO-MONTH | 20-FOOT CONTAINER | STATIONARY STORAGE ONLY

Agreement date: _____	Unit / container ID: _____
Customer / business name: _____	Phone: _____
Email: _____	Requested delivery date: _____
Billing / mailing address: _____	Storage location (street): _____
City, state, ZIP: _____	Storage city, state, ZIP: _____

RENTAL CHARGES & TERM

Monthly rent: $_____ / month	Rent due: _____ day of each month
Delivery / placement charge: $_____	Deposit, if any: $_____
Late fee, if any: $_____ / month	Other agreed charge(s): _____

1 THE RENTAL

JC Sanitation LLC DBA 3D Dumpsters ("Company") rents to the customer identified above ("Customer") one identified approximately 20-foot enclosed storage container ("Unit") for storage at the location above ("Site"). Company retains ownership and control of the Unit; this is not a sale of the Unit or a lease of the land.

2 PAYMENT

Rent is due in advance on the date stated above. The first rental period begins on actual delivery unless the parties separately agree in writing. The charges written above control; no separate fee may be assessed unless disclosed in this agreement or separately agreed in writing. Any stated late fee applies only if payment remains unpaid more than five days after its due date, and must be reasonable under Wisconsin law. Customer remains responsible for lawful charges resulting from Customer-caused damage, blocked access, or failure to empty the Unit, to the extent disclosed or agreed.

3 MONTH-TO-MONTH; RATE CHANGES

After the first rental month, this agreement continues month-to-month until ended by either party on at least 30 days' written notice, subject to applicable law. Company may change the monthly rental rate or recurring charges by giving at least 30 days' written notice before the change takes effect. Notice alone does not authorize retroactive increases; any new rate applies only prospectively. Customer may terminate before an increase takes effect, subject to emptying and pickup requirements.

4 LOCATION AND APPROVAL

Customer represents that they own the Site or have permission from the owner to place the Unit there. Customer is responsible for required permits, zoning/HOA approvals, and a legal, accessible placement location, including clearances for trucks and equipment. Company may refuse or reschedule delivery or pickup if placement or access is unsafe, unlawful, blocked, or likely to cause unreasonable damage.

5 ACCEPTABLE USE

The Unit is for stationary storage of lawful, nonhazardous personal or business goods only. No living, sleeping, business occupancy, utilities, modifications, subleasing, transport, or use as a dumpster. Do not store explosives, flammable fuels, chemicals, hazardous or toxic waste, perishable foods, animals, illegal items, or anything likely to leak, burn, create odors, attract pests, or cause damage. Customer must load and distribute contents safely and not exceed posted or Company-provided limits.

IMPORTANT OPERATING TERMS

6 NEVER MOVED WHILE LOADED

THE UNIT IS A STATIONARY RENTAL ONLY. COMPANY DOES NOT MOVE, SHIP, OR TRANSPORT CUSTOMER GOODS IN THE UNIT. CUSTOMER MUST COMPLETELY EMPTY THE UNIT BEFORE ANY SCHEDULED PICKUP OR RELOCATION. Company may decline pickup if anything remains inside and may require a new pickup appointment. A canceled or delayed pickup caused by contents, obstructions, or unsafe access may result in disclosed, reasonable additional charges. Customer may not arrange for anyone else to move or lift the Unit.

Customer initials acknowledging empty-before-pickup rule: _____

7 CONTENTS; SECURITY; INSURANCE

Customer has exclusive care and custody of all stored contents, controls access and locks, and is responsible for safeguarding, documenting and insuring those items. Company does not provide contents insurance, security monitoring, climate control, or a guarantee against theft, moisture, condensation, insects, rodents, mold, weather events, or other risks. Customer should confirm that applicable homeowner, renter, or commercial insurance covers property stored in a portable container. Nothing here removes liability that applicable law does not permit Company to disclaim.

8 CONDITION AND MAINTENANCE

Customer will keep the Unit reasonably clean and secure, promptly report leaks, damage, door problems, unsafe conditions or suspected contamination, and allow Company reasonable access on notice for inspection, maintenance, or emergency action. Customer may not weld, paint, drill, cut, affix structures, modify locks or otherwise alter the Unit without Company's written approval. Ordinary wear and tear is excluded from customer-caused damage.

9 SITE ACCESS AND PROPERTY

Customer will maintain safe truck access, including clearance from overhead lines, branches, parked vehicles, structures, soft ground and buried utilities. Customer will identify known underground tanks, pipes, septic systems, irrigation, culverts and fragile surfaces before delivery. Customer must sign the separate Property/Driveway Placement Authorization & Limited Waiver, which addresses surface and access risks; it does not replace any duty imposed on Company by law.

10 END OF RENTAL; PICKUP

Customer must give the required termination notice, remove all personal property, clean out debris, unlock and fully empty the Unit, and arrange an accessible pickup location. The Unit may be picked up only when empty. Unless otherwise required by law, rent continues through the agreed notice period and any additional time the Unit is occupied or inaccessible due to Customer; rental charges do not accrue solely because Company delays an otherwise-ready pickup. Company will coordinate a commercially reasonable pickup date.

11 DEFAULT AND STATUTORY LIEN

WISCONSIN LIEN NOTICE: COMPANY HAS A LIEN ON PERSONAL PROPERTY STORED IN THE RENTED SPACE FOR RENT AND OTHER QUALIFYING CHARGES. IF CUSTOMER DEFAULTS OR FAILS TO PAY RENT FOR PROPERTY LEFT AFTER TERMINATION, COMPANY MAY SATISFY ITS LIEN BY SELLING PERSONAL PROPERTY, BUT ONLY AS PROVIDED BY WIS. STAT. § 704.90, INCLUDING APPLICABLE NOTICE AND SALE PROCEDURES. A DEFAULT GENERALLY ARISES AFTER SEVEN CONSECUTIVE DAYS OF UNPAID RENT OR OTHER DUE CHARGES. CUSTOMER RETAINS ALL STATUTORY RIGHTS TO NOTICE AND REDEMPTION.

Company will not transport a loaded Unit as part of its rental service. If the Unit is not emptied after termination or default, the parties' remedies, including any handling of remaining property, are governed by applicable law and require separate lawful arrangements. No property is automatically forfeited.

NOTICES, DETAILS & SIGNATURES

12 CONTACTS AND STATUTORY NOTICES

Customer must promptly provide written changes to their mailing address, phone number and email. Any statutory lien or sale notice will be sent using the methods and proof of delivery required by Wis. Stat. § 704.90; an ordinary text message alone is not a substitute. Contract notices not governed by statute may be delivered to the addresses or email contacts listed here, subject to applicable law.

OPTIONAL ADDITIONAL PERSON TO RECEIVE THE FIRST STATUTORY LIEN NOTICE

Wisconsin law allows Customer to name another person who must receive the first notice in addition to Customer. Enter a name and last-known mailing address (or email), or check “none.”

☐ None designated	Name: _____
Mailing address: _____	Email (optional): _____
City, state, ZIP: _____	Relationship (optional): _____

13 COMPANY’S RESPONSIBILITY

Company will use reasonable care when delivering, placing and retrieving an empty Unit. Customer is responsible for losses caused by Customer’s breach, misuse, unauthorized movement, or inaccurate Site information to the extent permitted by law. Neither this agreement nor the separate property waiver excuses Company from liability for its negligence, willful misconduct, or obligations that cannot lawfully be waived.

14 MISCELLANEOUS

This agreement and the signed Property/Driveway Placement Authorization & Limited Waiver form the parties’ agreement regarding this Unit and Site, superseding conflicting oral statements. Changes must be in writing and acknowledged by both parties, except prospective price notices permitted by Section 3. Wisconsin law governs. If any clause is unenforceable, the remainder continues as legally permitted. Electronic signatures and copies may be treated as originals to the extent permitted by law.

CUSTOMER ACKNOWLEDGMENT

By signing below, Customer confirms they received this agreement, understand that the Unit is for stationary storage only, and agree that the Unit must be completely empty before pickup. Customer also confirms receipt of the separate Property/Driveway Placement Authorization & Limited Waiver.

Customer signature: _____	Date: _____
Printed name / title: _____	Company representative: _____
Site owner (if different): _____	Representative signature/date: _____

Office use: delivery condition photos ☐ | signed property waiver ☐ | ID / lock checked ☐ | billing set up ☐