

DATE _____

SOCIAL SECURITY NO _____

NAME _____
Last First Middle In

DRIVERS LICENSE NO _____

ADDRESS _____

CELL PHONE _____

City State Zip

EMAIL ADDRESS _____

EMPLOYER _____

HOME PHONE _____

PHONE _____

EMERGENCY CONTACT (Authorized to enter Unit)

Name: _____ Relationship _____ Phone _____

Name: _____ Phone: _____

Owner agrees to lease to Tenant Unit No _____ (size of space _____ x _____) on the following terms and conditions:

TERM: This agreement is between Stuff It and Save It Storage, LLC. And herein called Owner, and above stated Tenant. Space is to be occupied and used for the purposes specified herein beginning on the above date and continuing month to month until terminated or revised. Owner reserves the right to revise any part of this Lease with one month advance notice to Tenant. Said revised lease shall not require Tenants signature to become effective.

OCCUPANCY CHARGES Tenant shall pay Owner all of the following mandatory charges

Rent: Tenant shall pay Owner monthly rent in the amount of \$ _____ on the first day of every month. There is no peroration for the last month of occupancy.

Late Charges: If Tenant does not pay in full any monthly payment before close of the 5th day of each month. Tenant shall pay a late fee of \$25 for each late installment.

Default: Owner shall have a lien on all personal property stored in Tenant's unit or on the proceeds or said personal property in Owner's possession. Said Lien attaches as of the date such personal property is brought to the self-storage facility.

Lien sale preparation fee: Tenant shall pay a \$115 lien sale preparation fee to Owner any time Tenant's account is in continuous default for a period of 30 days

NOTICE:

In order to preserve your right to be notified, it is important that you notify Owner of any changes in your contact information. Also, your Emergency contact maybe used as an attempt to reach you.

If Tenant fails to pay rent or fails to fulfill any of the covenants or agreements specified. Tenant will be considered in default and the Owner will take the following action. If the Tenant fails to pay rent after 10 days of being late the Owner will Overlock said unit and disable tenant's code, thereby denying Tenant access to the personal property stored at the facility.

On the 30th day of default Owner will enforce its lien on the personal property stored in the unit
Annotated for: rent, late charges, labor damages, cleaning fee and any postage amounts for mail.

If the tenant is in default for a period of more than 45 days , the owner may enforce the lien of the property and sell the property stored in the leased space for cash. Sale of the property may be done at a public or private sell. The owner may otherwise dispose of any property which has no commercial value.

If the property is a vehicle, watercraft, or trailer and rent and other charges remain unpaid for sixty days, the owner may treat the vehicle, watercraft, or trailer as an abandoned vehicle and have the vehicle, watercraft or trailer towed from the self-service Storage facility. When the vehicle, watercraft, or trailer is towed from the facility, the owner shall not be liable for the vehicle, watercraft, or trailer for any damages to the vehicle, watercraft, or trailer once the tower takes possession.

Insurance:

Tenant assumes RESPONSIBILITY for any loss or damage to property stored by Tenant in the unit and may not Elect to provide insurance coverage for the same. OWNER DOES NOT MAINTAIN INSURANCE FOR THE BENEFIT OF TENANT WHICH IN ANY WAY COVERS ANY LOSS WHATSOEVER THAT TEANT MAY HAVE OR CLAIM BY TENANT AND EXPRESSLY RELEASES OWNER FROM ANY LOSSES, CLAIMS, SUITS AND/OR DAMAGES OR RIGHT OF SUBROGATION FOR LOSSES TO SAID PROPERTY CAUSED BY FIRE, THEFT, WATER, RAIN STORMS, TORNADO, EXPLOSION, RODENTS, INSECTS, LAND VEHICLES, UNLAWFUL ENTRY OR ANY OTHER CAUSE WHATSOEVER, NOR SHALL OWNER BE LIABLE TO TENANT AND/OR TENANTS GUESTS FOR ANY PERSONAL INJURIES SUSTAINED BY TENANT OR TENANTS GUESTS WHILE ON OR ABOUT OWNERS PREMISES.

Tenant acknowledges that he/she has read, understands and agrees to be bound by the terms and conditions of this Agreement as of the date of this contract.

TENANT _____

OWNER _____