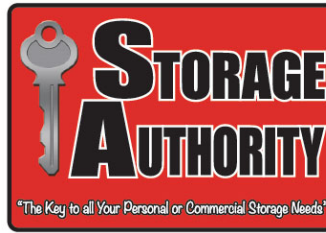


___ Print Copy
___ Mail Copy
___ File Original



RENTAL AGREEMENT

ALL INFORMATION THAT IS HIGHLIGHTED MUST BE COMPLETED

Tenant's Name: _____

Address: _____ Apt #: _____

City: _____ State: _____ Zip Code: _____

Home Phone: _____ Cell Phone: _____

Driver's License #: _____ State: _____ Exp: _____

E-Mail: _____

_____ (initials) I, _____, have no e-mail address and indemnify STORAGE AUTHORITY for failure to contact me via e-mail.

HELP US NEVER LOSE CONTACT WITH YOU IN CASE OF FIRE, FLOOD, BURGLARY OR BREAK-IN:

Emergency Alternate Contact (Must be completed. Designate a person residing at a permanent address other than your own.)

Alternate Contact Name: _____

Address: _____ Apt #: _____

City: _____ State: _____ Zip Code: _____

Home Number: _____ Cell Phone: _____

ONLY THE CUSTOMER AND AUTHORIZED ACCESS PERSONS WILL BE ALLOWED TO THE ROOM UNDER THIS AGREEMENT. STORAGE AUTHORITY MUST BE NOTIFIED IN WRITING.

FAILURE TO PAY ON DUE DATE WILL RESULT IN:

\$10 late-fee and access to your room will be denied if payment is not received within 10 days pursuant to Sec. 704.90(4b)(a).
\$50 lien processing fee will be applied to accounts 30 days past due.
Potential sale of stored goods if account is 90 days past due.

CONTRACT DETAIL: Payment Type at Signing: Cash: _____ Check: _____ Credit/Debit: _____

Room Size: _____ X _____ (approx.) Monthly Due Date: _____ Total due Monthly: _____

Room/Unit #: _____ **\$40.00 fee for all dishonored checks**

Customer Signature: _____ Date: _____

Security Deposit:

Major Credit Card or Bank Account Needed on file: STORAGE AUTHORITY does not ask for a monetary deposit, however, the management requires that a major credit card or bank account be on file in case of delinquent payment or damage to the unit. Payment can still be made by any means the tenant wishes, however if the tenant is 10 days delinquent on their monthly payments, a \$10 late fee will be added and the credit or bank account will be charged the \$10 late fee as well as the month's rent.

****If the tenant does not supply a credit card or bank account on file at time of signing all late charges will be doubled (ie; 10 days delinquent amount late fee will be \$20 and 30 days delinquent late fee will be \$100.****

Check Yes or No if you wish to enroll in Autopayment: YES _____ NO _____

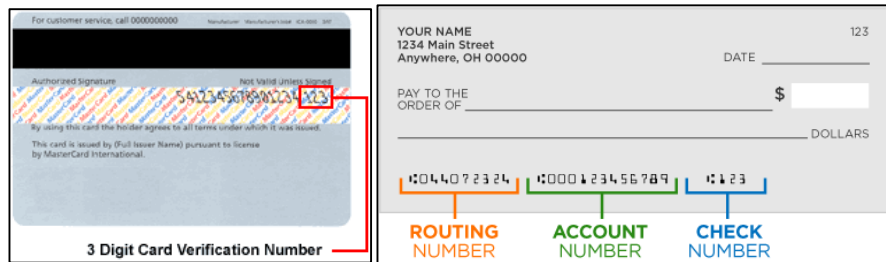
CREDIT CARD

Customer Name as Displayed on Card: _____

Card Number: _____

Expiration Date: _____

Three Digit Number on Back: _____



BANK ACCOUNT:

Bank Account to Charge: Account #: _____

Routing Number: _____

Name of the Account: _____

Storage Authority - INSURANCE REQUIREMENT

Protecting your property in Storage is your RESPONSIBILITY. All personal property stored within the storage facility by Tenant shall be at Tenant's sole risk. STORAGE AUTHORITY shall not be liable for any loss or damage to personal property in the storage space or the self-storage facility caused by, but not limited to theft, fire, vandalism, damage, rodents, or negligence by STORAGE AUTHORITY.

_____ (Initials) I acknowledge that while STORAGE AUTHORITY and this facility take certain precautions to provide clean, dry and secure storage rooms, I acknowledge and agree that STORAGE AUTHORITY does not insure my property, nor do they have the responsibility to provide insurance for my property. Furthermore I agree that STORAGE AUTHORITY is not responsible for any damage or loss that may occur to my property while in storage. I understand that it is a requirement of STORAGE AUTHORITY that I maintain insurance covering my goods for as long as they are in storage at this facility. Customer bears entire risk of loss or damage resulting from the negligence of STORAGE AUTHORITY.

RELEASE OF STORAGE AUTHORITY'S LIABILITY FOR BODILY INJURY: STORAGE AUTHORITY shall not be liable to Tenant for injury or death as a result of the Tenants use of self-storage facility even if the injury is caused by the omissions or negligence of STORAGE AUTHORITY

Customer Signature: _____

Date: _____

ATTENTION:

This is a month-to-month lease. The term of this tenancy shall commence on the rental agreement date written, and shall continue thereafter on a monthly basis. Rent is payable in advance of the rental agreement date specified. STORAGE AUTHORITY is not a bailee of customer's property. **STORAGE AUTHORITY does not accept control, custody or responsibility for the care of property.** Customer shall notify STORAGE AUTHORITY immediately, in writing, of address or telephone changes. Customers must provide their own **diskus style** lock (only one customer lock per room). STORAGE AUTHORITY may, but is not required to, lock the space if it is found open. Rent paid in advance is considered prepaid rent and will be refunded upon vacating. There is no refund for unused days if you vacate after the rent due date of the current month. STORAGE AUTHORITY reserves the right to change storage room rates with 30 days prior written notice to customer. It is your responsibility to pay on or before the due date. STORAGE AUTHORITY has the right to establish or change hours of operation or to proclaim rules and amendments, or additional rules and regulations for the safety, care and cleanliness of the premises or the preservation of good order at the facility. Customer agrees to follow all of the STORAGE AUTHORITY rules currently in effect, or that may be put into effect from time to time. Customer's access to the premises may be conditioned in any manner deemed reasonably necessary by STORAGE AUTHORITY to maintain order on the premises. Such measures may include, but are not limited to, requiring verification of customer's identity, limiting hours of operation and requiring customer to sign in and sign out upon entering and leaving the premises. Customer understands all unit sizes are approximate.

CAUTION:

A \$10 late-fee will be assessed and access to your room will be denied if payment is not received within 10 days of due date. A \$50 lien processing fee will be applied to accounts 30 days past due. Potential sale of stored goods if account is 75 days past due and all fees plus all expenses associated with the sale will also be charged when the rent is 90 days late. The customer shall bear all risks of loss or damage to any and all property stored in the rental space, including, but not limited to, loss or damage resulting from the negligence of STORAGE AUTHORITY. STORAGE AUTHORITY is hereby given a contractual landlord's lien upon all property stored by the customer to secure payment of all monies due under this agreement, including any fees and costs. The lien exists and will be enforceable from the date rent or other charges are due and unpaid. The property shall be deemed to be attached from the first day of this agreement. The property stored in the leased space may be sold to satisfy the lien if customer remains in default for 90 days or more. Written notice will be sent to the customer during the default period. Proceeds from the sale will be distributed first to satisfy all liens. The remainder, if any, will be held for the customer for six months, then the funds will be transferred to the appropriate state authority. This lien and all rights granted are in addition to any lien or rights granted by the statutes of the state. In addition to the rents and charges agreed upon and provided for in this rental agreement, customer shall be liable for all costs, fees and expenses, including attorney's fees, reasonably incurred, incident to default, present or future, for the preservation, storage, inventory, advertisement and sale of the property stored in the rental space, or other disposition, and to enforce the rights provided for under this rental agreement. STORAGE AUTHORITY shall be entitled to attorney fees and costs incurred in enforcing its rights under this agreement. Upon default of any obligation under this rental agreement, customer and all authorized individuals shall be denied access to the property contained in the rental space until such time that the default has been remedied and the total balance owed has been paid in full. Customer shall be permitted to have access to the rental space for the purpose of viewing and verifying the contents of the rental space during the default period. A minimum \$10 cleaning fee will be assessed if the space is dirty or in need of repair at contract termination.

****A minimum of \$10 cleaning fee will be assessed if the space is dirty or in need of repair at contract termination.****

| <u>Day of Month/Elapsed Time</u> | <u>Action</u> | <u>Legal Reference</u> | <u>Notice</u> |
|--|---|--------------------------------------|---|
| Day One | Rent Due | Rental Agreement | |
| Day Seven | Send Late Letter Deny Tenant Access to Unit | Rental Agreement Sec. 704.90(1)(a) | Late Notice |
| Day Ten | Late Fee Charged | Sec. 704.90(4b)(a) | Contact Tenant by Phone |
| Day Twenty-Five | Inventory Space | Sec. 704.90(5)(b)1.b | Locks will be Removed at Owner's Expense |
| Day Thirty | Notice of Default \$50 Lien Fee Charged | Sec. 704.90(5)(b)1 | Send Notice to Tenant and Alternate by Regular Mail |
| Day Forty | Second Notice of Default | Sec. 704.90(5)(b)2 | Send Notice to Tenant and Alternate by Certified Mail or First-Class Mail with Certificate of Mailing |
| Day Fifty-Five (At least 14 days after mailing 2 nd Notice of Default) | If Property Value is \$100 or More Publish First Advertisement of Lien Sale | Sec. 704.90(6m) Sec.704.90(6)(a)4 | Send Copy of Advertisement to Tenant |
| Day Sixty-Two | Publish Second Advertisement of Lien Sale | Sec. 704.90(6)(a)4 | Contact Tenant by Phone |
| Day Seventy-Four | Payment is Due Before the End of the Business Day to Avoid Auction | | |
| Day Seventy-Five | Sale | Sec. 704.90(6)(a)6 | Send Excess Proceeds to State Treasurer |

WARNING:

Customer shall have access to the rental space only for the purpose of storing and removing property stored in that rental space. The rental space shall not be used for residential purposes or operation of a business. Customer agrees not to store any hazardous materials, hazardous substance, hazardous waste, solid waste, toxic chemicals, illegal goods, explosives, highly flammable materials, perishable foods or any other goods which may cause danger or damage to the rental space. **PLEASE DO NOT STORE FOOD OF ANY KIND IN YOUR UNIT.** Customer agrees not to store any living creature or organism, or any dead animal or other carcass. Customer agrees not to store property with a total value in excess of \$15,000. Customer agrees not to leave waste, not to alter or affix signs on the rental space and agrees to keep the rental space in good condition during the term of the rental agreement. Customer is encouraged not to store collectibles, heirlooms, jewelry; works of art or any other item of sentimental value.

Storage Authority's Right to Enter: Tenant grants STORAGE AUTHORITY or representatives of any governmental authority including police and fire officials, access to the storage space upon twelve (12) hours advanced notice to Tenant. In the event of an emergency, STORAGE AUTHORITY or representatives or governmental authorities shall have the right to enter the storage space without notice to Tenant, and take such action as may be necessary or appropriate to protect the storage facility, to comply with applicable law or enforce STORAGE AUTHORITY'S rights.

Customer Signature: _____

Date: _____