

## 49 & 20 Self Storage Rental Agreement

[[CUSTOMER\_NAME]]

[[CUSTOMER\_ADDRESS]]

1. RENT. The Tenant will pay to the Landlord the sum of [[RENT]] per [[BILLING\_CYCLE]] in rent and [[INSURANCE\_PREMIUM\_AMOUNT]] in insurance premiums for unit: [[UNIT]], **payable in advance on or before the 1st day** of each month as rent for the use of said premises (49&20 Self Storage) beginning on [[RENTAL\_MOVE\_IN\_DATE]]. The monthly rental rate and other charges may be changed at any time by Landlord giving ten days written notice to the address below. A 10% penalty will be assessed for accounts five (5) days past due, with a minimum fee of \$5. The Tenant will be charged \$30.00 for dishonored bank checks.
2. TERM. Term of agreement is a **3-month minimum**, then month-to-month. Tenant agrees that they will keep said premises in a clean sanitary condition and return premises in the same condition upon termination of said rental agreement. **Tenant will provide a fifteen (15) day notice of intent to vacate** (available at [www.49and20selfstorage.com](http://www.49and20selfstorage.com)), or tenant will be responsible for the next month's rent. Tenant must be current in all obligations at time of move-out and unit is not considered vacant until the tenant **lock has been removed, contents emptied, swept broom clean and Landlord notified of final move-out**. Landlord shall have no obligation to provide any prorated rent refunds in the event the premises are vacated by Tenant prior to the end of the month for which rental payment has been paid.
3. INSURANCE AND LIABILITY. It is agreed and understood that it is the responsibility of the **Tenant to assume the risk of loss** for all physical damage to his, her or their property stored on said premises against such risk as, but not limited to, fire, lightening, smoke, perils of windstorm, hail, explosion, burglary, robbery, theft, damage by freeze, extreme high temperatures, water, rodents, or insects, and acts of God or otherwise, and therefore, the **Landlord shall NOT be liable for any such losses** due in whole or part to conditions, acts or omissions done or permitted by the Tenant, and Landlord shall not be responsible to Tenant, his invites, agents or employees for damage to any person or property caused by the above and Tenant agrees to hold Landlord harmless of and from any such damage, loss, costs or expense. Tenant acknowledges that **StorSmart insurance is readily available for purchase by Tenant and highly recommended**.
4. USE OF PREMISES. Tenant's use of the space rented is for purposes of property storage. Tenant may not store on the premises any items which would be injurious to the premises or which would be in any way dangerous to persons or property in or around the premises. Explosives, toxic, corrosive, hazardous, flammable or illegal materials are expressly prohibited. Storage of living and/or dead creatures and organisms are prohibited. Tenant shall not store any edible items unless sealed in a plastic container to prevent rodent attraction. Tenant expressly agrees to indemnify and hold Landlord harmless from and against any claims or damages arising from Tenant's Violation of these provisions. Pets must be kept inside vehicles when inside the facility, excluding guide dogs for disabled persons, and animals of Landlord.
5. DUMPSTER: Dumpster is provided as a convenience only. It may NOT be used for disposal of items not stored in Tenant's space or large items such as major appliances, mattresses or hazardous materials. Boxes must be broken down. Items must fit inside the dumpster allowing lid to fully close. Items may not be left outside the dumpster on the ground. Failure to comply with dumpster rules will result in a **\$200 disposal fee**.
6. DEFAULT. THAT, IN ADDITION TO SUCH LIENS AND REMEDIES PROVIDED BY LAW TO SECURE AND COLLECT RENT AND CUMULATIVE THEREWITH, LANDLORD IS HEREBY GIVEN A LIEN UPON ALL OF LESSEE'S PROPERTY, NOW OR AT ANY TIME HEREAFTER STORED ON SAID PREMISES, AND IN CASE OF DEFAULT IN PAYMENT OF SAID RENT BY TENANT, LANDLORD IS AUTHORIZED TO SEIZE AND TAKE POSSESSION OF SAID PROPERTY AND PLACE LANDLORD'S LOCK ON THE DOORS OF SAID PREMISES, and after due notice to Tenant, if the rent is not paid within the time specified in the notice, **sell said property at public or private sale**, for the payment of said rent, and from the proceeds of such sale Landlord shall satisfy his lien, including the reasonable cost of such to include all cost including court cost and attorney fees; the balance, if any, of such proceeds shall be paid to Tenant; that said notice shall be in writing and shall be delivered in person or by certified letter addressed to the last known place of abode of Tenant, and shall contain a demand of payment of said rent. The requirement of reasonable notice shall be met by the mailing of said notice postage prepaid to the said address of the Tenant at least 10 days prior to the sale or disposition.
7. CARE OF LEASED SPACE: Tenant shall keep the leased space in good condition and repair, subject only to reasonable wear and tear. Tenant may not make **ANY alterations** to the leased space without the prior written consent of Landlord. Lighting and electricity are available for an additional monthly fee, use is prohibited without the additional service fee as agreed based on

intended usage. Tenant has accepted the space in a broom-clean condition, and is required to leave the space in broom-clean condition at the termination of this Agreement. Tenant will be liable for damages and cleaning charges should Tenant fail to remove all contents and debris, neglect to "broom clean" the space, or disregard any other lease violations. Cleaning charges start at \$25/hour and disposal fees start at \$100. Tenant shall not litter or throw down cigarette butts in driveways and surrounding areas.

8. SECURITY: Tenant is responsible for securing the unit by placing Tenant's lock (disk locks recommended) on the unit. The Landlord's combination lock securing the unit prior to Tenant occupancy, must be returned to Landlord or dropped in the office DropBox on date of move-in. **Failure to return said lock will result in a \$15 lock charge.** Landlord is not responsible for malfunction of any mechanical or electrical devices which may control air conditioning equipment, security equipment, access equipment or safety equipment. Owner will proceed diligently to repair the issue upon being notified. Owner has no duty to remove ice, sleet or snow from common areas.

9. INSPECTION AND REPAIR. Landlord or its designated agent may enter said premises at any time to inspect, repair and maintain said premises and if necessary, in the opinion of Landlord, the contents of said leased premises may be moved to another storage room or suitable storage facility.

10. SUB-LEASE PROVISION. The premises shall not be sub-let nor shall this rental agreement be assigned without prior written consent.

11. TERMINATION AND DEFAULT. Either party hereto may terminate this agreement effect on any rental payment date (tenant must satisfy 3 month minimum rental requirement) by giving notice to the other in writing at least fifteen (15) days prior to such date. A breach of any of the foregoing covenants and conditions by Tenant shall render this agreement null and void, at the option of the Landlord.

**12. Tenant agrees to provide accurate and updated contact information to Landlord at all times.**

The term "Tenant" refers to the Tenant as well as tenant's employees, agents and guest.

The term "Landlord" refers to the Owner as well as owner's employees and agents.

THIS IS A LEGAL DOCUMENT. IF YOU DO NOT COMPLETELY UNDERSTAND IT, SEEK COMPETENT ADVICE.

WITNESS our signature on [[RENTAL\_MOVE\_IN\_DATE]].

<hr/>	<i>Keri Gambrell</i> <hr/>
Tenant	Landlord

Tenant Phone Number: [[CUSTOMER\_PHONE\_NUMBER]]

Tenant Cell Phone: [[CUSTOMER\_CELL\_PHONE\_NUMBER]] - (Customer agrees that notices may be sent via text.)

Tenant E-mail: [[EMAIL\_ADDRESS]] - (Customer agrees that ALL notices may be sent to this e-mail address.)

Tenant UserName: [[CUSTOMER\_USERNAME]]

49 & 20 Self Storage  
P.O. Box 180817  
Richland, MS 39218

Text or Call: 601.939.7661

E-mail: manager@49and20selfstorage.com