

**ALACHUA SELF STORAGE, INC.
RENTAL AGREEMENT**

The intent of this agreement is to rent storage spaces in compliance with Part III, of Chapter 83, Statutes Titled "Self- Storage Facility Act."

Mailing Address:
P.O. Box 1857
Alachua, Florida 32616-1857
(386) 418-4000 Office
(386) 462-5510 (Fax)

Physical Address Only:
14024 NW US Hwy 441
Alachua, Florida 32615
Info@ Alachuaselfstorage.com
E-mail: danna@alachuaselfstorage.com

Office Hours:
8:00AM-4:30 PM M-F
9:00 AM-2:00 PM Saturday
Gate Access Hours:
6:00 AM-9:59 PM Daily

UNIT # _____ GATE CODE _____ UNIT SIZE _____ (Approximate)

Tenant understands all unit sizes are approximate and may be slightly smaller or larger than stated.

TENANT _____ Rental Date ____/____/2011

HOME PHONE _____ CELL/WORK PHONE _____

STREET ADDRESS _____ APT. NO. _____

CITY _____ STATE _____ ZIP _____

MAILING ADDRESS (if different than above) _____

CITY _____ STATE _____ ZIP _____

DRIVER'S LICENSE NO. _____

How did you hear about us?

Bell South Real Yellowpages Windstream Ad Yellowpages Ad Internet Other _____

SECONDARY NAME _____ PHONE NO. _____

(If tenant is a company, list local representative's name as a secondary name)

TAX EXEMPT CERTIFICATE ATTACHED _____

NUMBER

RENT IS AUTOMATICALLY RENEWED FROM MONTH TO MONTH UNLESS TERMINATED AS PROVIDED HEREIN

AUTOMATIC CREDIT CARD BILLING: MUST COMPLETE ADDITIONAL DOCUMENT _____ Initial

RENT \$ _____ SALES TAX \$ _____ TOTAL MONTHLY \$ _____

**ALL RENT IS PAYABLE IN ADVANCE-ONE MONTH MINIMUM CHARGE-
NO PRORATIONS OR REFUNDS**

Alachua Self Storage, Inc. acknowledges receipt of \$ _____, including the first (1st) month's rent. All payments made to Alachua Self Storage, Inc. pursuant to the agreement shall be applied first to administrative and late charges, then the balance to accrued and unpaid rent, this agreement shall expire on day _____ of each month and automatically renew for one (1) additional month. Method of Payment: _____.

(There is a one time \$10.00 non-refundable administrative fee charged when tenant signs this lease.)

1. RENT:

Tenant agrees to the total move-in charges and terms stated herein. We accept cash, checks, and all major credit cards for monthly payments.

We DO NOT send monthly statements. It is the Tenant's sole obligation to see that rent payments are made as required. Please mail your payment or bring it into the office. A payment slot has been provided for your convenience.

If paying by mail, rent should be mailed to: Alachua Self Storage, Inc., P.O. Box 1857, Alachua, Florida 32616-1857

A \$10.00 late charge will be assessed if rent is not received on or before the tenth (10) after the due date. If we have not received your payment within five (5) days of the date your rent is due, your gate access will be denied. In addition, we will charge a late fee and overlock your unit until all payments are received. **See additional information (Paragraph 7).**

A partial payment will not stop fees or official procedures. Any agreement between tenant and management to extend payment dates or defer sale of goods must be in writing and signed by both management and tenant to be binding.

After **one** check is refused by tenant's bank, owner requires all future payments to be made with cash, money order or credit card. A \$30.00 fee is automatically charged for all returned checks and late fees will apply.

2. USE AND OCCUPANCY: The premises will not be used for any human or animal occupancy, trash, or other materials. Nothing shall be allowed on the outside of the space. The tenant will vacate if the tenant's use of the premises is deemed to be detriment to the owner, the premises, or the general well-being of other tenants.

3. **Trash:** The cost of trash removal from commercial property is expensive. Our rental rates are NOT based on providing any trash disposal service for any tenant. **EVERYTHING** brought on the property by the tenant must be **REMOVED** from the property **BY THE TENANT**. _____
Initial

4. **Signs:** No signs of any type shall be placed on or attached to the building without proper written approval of the owner.

5. **Utilities:** No perishable items may be stored and no equipment by and power other than electricity may be stored and left operating in a space.

6. **Locks:** The tenant shall provide a lock. **The tenant agrees to place only ONE lock on the door when the unit is rented.** Tenant will keep this space locked at all times when not being used by the tenant until the tenant removes the lock to vacate the premises. **ANY SPACE FOUND UNLOCKED AND UNATTENDED WILL BE LOCKED BY THE OWNER PLACING A LOCK ON THE SPACE. LOCKS PLACED BY THE OWNER FOR ANY REASON WILL BE REMOVED ONLY DURING OFFICE HOURS OF THE SELF-STORAGE FACILITY.**

7. **Past Due Rent:** The self-storage facility act gives the owner a lien upon all personal property, whether or not owned by the tenant located at the self-service storage facility for rent, labor, or other charges. Upon the tenant's failure to pay the rent when it becomes due, the owner may, without notice, after five (5) days from the date the rent is due, deny the tenant access to the personal property located in the self-service storage facility.

Lessee understands and agrees that the rent will be due and payable on day _____ of each month, and should said rent remain unpaid after the tenth (10) day, lessor reserves the right to require, and the lessee agrees to pay, a \$10.00 late fee for each late payment, plus \$1.00 per day after the tenth (10) day. _____
Initial

The owner shall have the right to place a lock on the door on or after the tenth (10) day of the rental period. If the rent has not been received, the overlock placed by the owner shall serve as notification that rent is due and not paid according to the owner's records.

In addition to all other sums due hereunder, a minimum fee of \$15.00 for (a) preliminary lien/notice of intent on the 21st day; and (b) \$25.00 for notice of lien/foreclosure sale, on the 36th day.

8. **Prior Liens:** Tenant must disclose to the owner any lien holders with any interest in the property that is or will be stored in the self-service storage facility. Tenant states that there are no liens upon the property stored or to be stored at the facility except as follows: _____
Initial

(Write "None" if None)

9. **Assignment or subletting:** Assignment or subletting is not allowed.

10. **Inspection:** The tenant agrees to allow the owner access to the rented space at any reasonable time for the purpose of inspecting the property or to make repairs. If the tenant refuses or fails to respond to the owner's request for access to the space within five (5) days after written request is mailed to the tenants address on record in the self-service storage office, the owner shall have the right to remove the tenants lock and enter the space.

11. **Termination:** The agreement may be terminated by the owner giving the tenant five (5) days notice to vacate. Notice shall be given by mailing a notice to the tenant's last known address.

This agreement may be terminated by the tenant vacating the space at anytime without notice during the paid rental period. When a space is found without a lock and no contents, it will be assumed that the tenant has vacated the space. The owner shall have the right to take immediate possession and re-rent the property. Upon vacating by the tenant, it shall be the tenant's responsibility to return the premises in the same condition as when rented excepting normal wear and tear.

This agreement does not terminate until the tenant's lock has been removed from the door. As long as the lock remains on the door, the tenant has control of the space and thus the tenant must pay rent. _____
Initial

12. **Condition and Alteration of Premises:** Tenant has examined the premises and accepts the same as being in good order and condition. Tenant shall make no alterations or improvements to the premises without prior written consent from the owner, the tenant shall pay the cost required to restore the premises to its prior condition.

13. **Insurance:** The tenant is responsible for insuring the tenant's property stored anywhere on the premises against all loss and damage. **The Owner assumes no responsibility whatsoever for anything placed on the premises by the tenant or by anyone in the tenant's behalf.** _____
Initial

14. **Liabilities:** Tenant hereby releases the owner from any and all liability, loss or damage to the tenant's property. Tenant's property placed on the premises is placed at the tenant's sole risk and the owner shall have no liability whatsoever. **The tenant acknowledges that insurance is available from independent insurance companies for damage to the tenant's property and for the liability imposed by such occupancy.** The tenant understands that the owner is not engaged in the business of storing goods for hire nor in the warehouse business. _____
Initial

15. **Attorney's Fees:** In the event the owner retains an attorney to enforce any terms or conditions of this agreement, tenant agrees to pay attorney's fees and cost in connection therewith.

16. **Entire Agreement:** This agreement constitutes the complete agreement between parties and supersedes any prior understanding of agreement, oral or written. No alteration or amendments to this agreement shall be binding unless in writing and signed by the parties hereto.

17. **Rules and Regulations:** Tenant agrees to abide by all rules and regulations which may be established by owner from time to time for the safety and orderly administration of the self-storage facility.

18. **Other Rights and Remedies:** The owner shall have all other rights and remedies allowed by law to enforce this agreement.

The following information is for your reference. It contains some pertinent information.

Parking: Any automobile illegally parked will be towed away after one warning.

Access Hours: Access to storage units is permissible from 6:00 AM to 9:59 PM
The gate will not open after 10 PM, please be out on time.

Initial

General:

- Storage of flammable liquids are prohibited unless in safety containers according to fire regulations.
- **Upon vacating, the storage unit must be broom clean, emptied, in good condition – subject only to wear and tear- and ready to re-rent. In the event that the unit is not entirely cleaned out, swept, and in good repair, the tenant will be charged a \$25.00 additional clean up fee (we will be happy to provide a broom).**
- Mechanical repairs are prohibited on premises.
- Shelves or any other built-in items must be approved by the manager of this office.
- Do not follow someone through the gate without first putting in your access code. Each tenant must enter their own gate code for entry and exit. To exit, gate code must have already been entered.
- Please leave the aisles clear and **do not block another tenant's door.**

PLEASE KEEP US UPDATED OF ANY ADDRESS CHANGES AND/OR PHONE NUMBER CHANGES. UNTIL WE ARE NOTIFIED IN WRITING WITH YOUR SIGNATURE, THE ONLY VAID ADDRESS AND TELEPHONE NUMBER PRESENT IS ON THE LEASE!

**Thank you! We appreciate your business and look forward to you having a pleasant stay with us.
If we can be of further help, please let us know.**

Date Signed: _____, 2011

TENANT

OWNER'S REPRESENTATIVE

GATE CODE _ _ _ # _ _ _ *