

**ACCESS SELF STORAGE
RENTAL AGREEMENT**

This agreement dated _____ between _____
(hereinafter referred to as "TENANT") and Access Self Storage (hereinafter referred to as
"LANDLORD" with C.S.P. Management as its Agent. This agreement will commence on
_____. Based on a calendar month.

LANDLORD does hereby rent to TENANT storage unit number _____ a
_____ x _____ in a building located at 53 Pinckney Rd. to be used as storage for personal
or business property for the monthly rate of _____ payable on the first (1st) day of each
month hereinafter. Rental payment is payable in advance. * A Lock Deposit of \$15.00 is required
at the time of signing. The Deposit is refundable pending non-damage and providing the lock is
left on the unit after vacating.

LANDLORD acknowledges receipt of _____ as per your receipt, including the
first (1st) month's rent (which has been prorated to first (1st) day of next month where applicable).
All payments made to LANDLORD 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 the last day of each month and automatically renew for one (1) additional month,
SUBJECT TO THE CONDITIONS ON THE NEXT PAGE. Rental payments made after the
(1st) day of the month are subject to a **5%** late charge. Mailed payments must be postmarked by
the 1st day of the month to avoid late charge. A returned check is subject to a charge of \$25.00.
There is a one-time **\$10.00** non-refundable administrative fee charged when Tenant signs this
lease.

TENANT shall give LANDLORD ten (10) days written notice to vacate in order to avoid
responsibility for the payment of the next month's rent.

TENANT acknowledges that LANDLORD does not carry any insurance which in any way
covers any loss whatsoever that TENANT may have or claim by renting the Storage Unit. All
property stored in the Storage Unit shall be at TENANT'S sole risk.

TENANT ACKNOWLEDGES THAT HE HAS READ THE CONDITIONS ON THE NEXT
PAGE AND AGREES TO BE BOUND BY THEM.

Executed on _____

By (LANDLORD Agent Signature): _____

Rental Information

(Tenant Signature): _____

Tenant Address: _____

Tenant Phone: (H) _____
(W) _____

Need a copy of Identification

Drivers License No. & State: _____

Credit Card Number: _____ Expiration Date: _____

Conditions

1. Tenant further covenants with LANDLORD that at the expiration of terms of this lease, peaceable possession of the premises shall be given to the LANDLORD, in as good condition as they are now, normal wear, inevitable accidents and loss by fire excepted; and the Tenant agrees not to let, sublet, or assign the whole or any part of the premises without written consent of the LANDLORD. Tenant agrees not to affix shelving or other articles to the walls, ceiling or doors.
2. Tenant shall not place or keep in the premises explosives, flammable liquids, contraband or other goods prohibited by the law and agrees to abide by any rules promulgated by LANDLORD governing the use of these premises. Tenant shall not permit damage to the premises and shall indemnify and hold LANDLORD harmless from any claim or cause of action arising out of Tenant's use of the premises. Tenant assumes responsibility for any loss or damage to property stored by Tenant in the premises and may or may not elect to provide insurance coverage for the same. **LANDLORD DOES NOT MAINTAIN INSURANCE FOR THE BENEFIT OF TENANT, WHICH IN ANY WAY COVERS ANY LOSS WHATSOEVER THAT TENANT MAY HAVE OR CLAIM BY RENTING THE STORAGE SPACE OR PREMISES AND EXPRESSLY RELEASES LANDLORD FROM ANY LOSSES AND/OR DAMAGES TO SAID PROPERTY CAUSED BY FIRE, THEFT, WATER, RAINSTORMS, TORNADO, EXPLOSION, RIOT, RODENTS, CIVIL DISTURBANCES, INSECTS, SONIC BOOM, LAND VEHICLES, UNLAWFUL ENTRY, OR ANY OTHER GUEST OR INVITES OR AGENTS WHILE ON OR ABOUT LANDLORD PREMISES.**
3. All leases expire on the last day of each month. The LANDLORD may terminate said lease at his option if Tenant is not in full compliance with the terms of this Lease, subject to LANDLORD's approval. **TENANT'S FAILURE TO VACATE THE PREMISES OR REMOVE THEIR LOCK ON THE LAST DAY OF THE MONTH AUTOMATICALLY RENEWS THE LEASE FOR ONE (1) MONTH.**
4. Tenant agrees to give LANDLORD ten (10) days written notice of his intention to vacate his storage unit. **THERE ARE NO PRORATED RENT REFUNDS IN THE EVENT THE UNIT IS VACATED BEFORE THE LAST DAY OF THE MONTH.** If the unit is vacated on or after the first of the month, a full month's rent is due.
5. Rental payments are due on the first (1st) of each month without demand. Payments made after the first day of the month are subject to a **5% Late Charge**. Mailed payments must be postmarked by the first of the month to avoid the Late Charge. If rental payments are not paid in full within five (5) days of the due date, including Late Charge, and/or Returned Charge, of Miscellaneous Charge, the LANDLORD may, at his option, declare the Tenant in default. No notice need be given of default. **LANDLORD DOES NOT SEND OUT BILLINGS FOR MONTHLY RENTAL CHARGES.**
6. The LANDLORD may, at his option, take possession of the goods in the Storage Unit on or after the seventh of the month if full payment is not received by the date. Taking possession of the goods shall consist of over-locking the Storage Unit door to prevent Tenant's access to the Storage Unit until all rental, late fees and miscellaneous charges are paid in full. There is a \$40.00 administration fee to unlock unit once it has been over locked.
7. The personal property in Storage Unit may be sold to satisfy the lien if Tenant is in default. LANDLORD shall have a lien on all personal property stored within each Storage Unit for rent, labor, or expenses reasonably incurred in the sale. All moving, storage and/or sales costs associated with sale of goods shall be borne by Tenant. After a lien against the personal property in the unit arises, **ONLY A PAYMENT IN THE FULL AMOUNT OF THE LIEN WILL BE ACCEPTED TO SATISFY LIEN, PARTIAL PAYMENTS WILL NOT STOP ANY AUCTION PROCEDURES OR LEGAL ACTIONS.**

8. The LANDLORD may, at his option, REMOVE THE TENANT'S LOCK AT TENANT'S EXPENSE TO APPRAISE STORED GOODS FOR SALE. The administrative charge of lock cutting is \$30.00 plus the cost of the lock. LANDLORD may at this time move property to another location to be stored and Tenant agrees to be solely liable for any damage, loss or expenses incurred by his action. And the parties agree that LANDLORD shall have a lien upon all personal property stored in the unit to secure payment of this charge, as well as all other charges owed to LANDLORD. If the rental account is brought current, the LANDLORD shall remove its lock. IT IS THE TENANT'S RESPONSIBILITY TO REPLACE HIS LOCK AT THE TIME OF PAYMENT TO INSURE THE SECURITY OF HIS STORAGE UNIT AND TO SECURE HIS STORAGE UNIT BY A LOCK (only one lock per unit door hasp). AT ALL TIMES, LANDLORD WILL NOT SUPERVISE USE OF UNIT IN ANYWAY. THE SAFETY OF ITEMS STORED BY THE TENANT IS THE RESPONSIBILITY OF THE TENANT.
9. In the event LANDLORD is required to obtain the services of an attorney to enforce any of the provisions of this Lease. Tenant agrees to pay in addition to the sums due hereunder, an additional amount as and for attorney's fees and cost incurred.
10. LANDLORD will have the right in the event of an emergency to enter the storage unit with whatever reasonable force is necessary. They may at their discretion, deny access to premises in case of inclement weather or emergencies.
11. A return check is subject to a charge of \$25.00, which shall be considered part of the rental. Unit shall be in default and overlocked by LANDLORD, until amount of the returned check, returned check charge, and any additional charges due are paid in full. Payment must be made by money order or certified check.
12. The Monthly Rental rate, deposit amount, late charge, cut-lock, administrative fees and returned check charge are each subject to increase on day 30 of each month. Tenant shall be given thirty (30) days written notice of such increases and this Lease shall be deemed to be so altered if the Tenant continues his occupancy beyond the effective date of the increase. Notice shall be deemed given when LANDLORD deposits first-class mail, postage prepaid to Tenant at address given on this Lease or official change of address. Tenant shall apprise LANDLORD of any change in his/her mailing address in writing within twenty (20) days of such change. A new Lease does not have to be executed for any new rental rate increases.
13. All tenants in default or tenants having prior returned checks, must pay by money order. All tenants must pay by check/money order.
14. LANDLORD's Rental Agent or other representative or agent may exercise any right granted herein to LANDLORD.
15. The covenants herein contained shall extend to and be binding upon the parties hereto, their heirs, executors, administrators and assigns.