

RENT IS DUE EACH MONTH ON THE 1ST & LATE AFTER THE 10TH. A LATE FEE OF \$15.00 WILL APPLY IF LATE.

AIRPORT MINI STORAGE



257-7875



Lessee Name: _____

Lessee Phone Number: _____

Mailing Address: _____ City: _____ State: _____ Zip: _____

SSN: _____ - _____ - _____ Drivers License State & Number: _____ (Copy is required)

Employer: _____ Address & Phone Number of Employer: _____

Relative/Friend Not living Same household: _____ Phone Number: _____

Address: _____ City: _____ State: _____ Zip: _____

This month-to-month rental agreement is entered into this _____ day of _____, 20_____

Between, _____ called Lessee, & Airport Mini Storage, called Lessor.

I have read the conditions listed on both front and back of this contract and agree to the requirements upon which I am obligated to follow by signing this contract. The foregoing is hereby agreed to & accepted this _____ day of _____, 20_____.

Lessee Signature: _____ Print Name: _____

Agent Signature: _____ Mailing/Billing: Airport Mini Storage P.O. Box 270132 • Susanville CA 96127

IT IS AGREED BETWEEN THE PARTIES HERETO AS FOLLOWS:

- 1.) PREMISES:** Airport Mini Storage hereby agrees to Lessee & Lessee hired from Airport Mini Storage, upon the terms & conditions set forth herein, the premises at 472-209 Johnstonville Rd., Susanville CA 96130. Known as storage unit # _____ (size _____ x _____) to be used for the sole purpose of storing personal property.
- 2.) TERM:** This lease shall be on a month-to-month basis, commencing on _____, 20_____, to the end of a 30-day notice period. Thirty (30) day notice is required prior to vacating storage unit as set forth in paragraph 8.
- 3.) RENT:** Rent shall be payable monthly in advance at the rate of \$ _____ per month. In the event rent is not paid within nine (9) days after the due date or in the event a Bank check from Lessee to Airport Mini Storage, (Because actual damages for said late payments & dishonored bank checks are extremely difficult to ascertain), Lessee agrees to pay \$15 as liquidated damages for said late payments & \$25 as liquidated damages for said dishonored bank check, as additional rent. STATEMENTS ARE NOT MAILED.
- 4.) DEPOSITS:** Lessee shall pay in advance A SECURITY DEPOSIT OF \$25 to be held by Airport Mini Storage for Lessees faithful performance of the terms of this agreement, & for cleaning & repair of this space after surrendered by this Lessee. The deposit shall be returned to Lessee within twenty-one (21) days after Lessee relinquishes the space to Airport Mini Storage, less all charges for cleaning, repairing & replacement of any missing items. In addition, at Airport Mini Storage sole option, Airport Mini Storage may retain any amount necessary to compensate Airport Mini Storage for rent due & unpaid under this agreement. A \$5 processing fee, included in the deposit, shall not be returned, deposit refund requires 30-day written notice to vacate.
- 5.) USE & OCCUPANCY & COMPLIANCE WITH LAW:** The premises are to be used only for storage of personal property & household goods owned by Lessee. Since Lessee stores without Airport Mini Storage's knowledge, supervision or control, it is specifically agreed that Airport Mini Storage is not concerned with the kind, quality of value of any goods stored by the Lessee pursuant to this lease. Lessee agrees that in no event shall the aggregate value of any goods stored by the Lessee pursuant to this lease be deemed to exceed \$5,000. Nothing herein shall constitute any agreement of admission by Airport Mini Storage that Lessee's stored property has any value, nor shall anything herein alter the release of Airport Mini Storage's liability set forth in paragraph 13. Lessee further agrees the premises will not be used for operating any business or human or animal occupancy. Trash or other discarded materials shall not be allowed in or near the leased premises. The storage of welding, flammable, explosive, or other inherently dangerous material is prohibited. Vehicles or other similar fuel-driven equipment may be stored only if fuel tanks are empty. Lessee shall not store in premises any items which violate any order or requirement imposed by any board of health, sanitary department, police department or other Government Agency or in violation of any other legal requirement, or do any act or cause to be done any act which creates or may create a nuisance in or upon or connected with the premise. Lessee agrees to abide by all Airport Mini Storage rules & policies posted & are now in effect or may be put into effect from time to time. Airport Mini Storage agrees to supply written copies of said rules to Lessee as they now exist & as they may be modified or adopted in the future.
- 6.) CONDITIONS & ALTERATIONS OF PREMISES:** Lessee has examined the premises & hereby accepts them as being in good order, condition & repair. Lessee agrees to immediately notify Airport Mini Storage of any defect, dilapidation or dangerous conditions. Lessee agrees to keep the premises in good order, condition & to pay Airport Mini Storage promptly for any repairs of the premises caused by Lessee's negligence or misuse or the negligence or misuse of Lessee's invites, licensees, & guest. Lessee shall make no alterations or improvements of the premises, without the prior written consent of Airport Mini Storage. Should Lessee damage the premises or make alterations, or do painting or redecorating, without the prior written consent of Airport Mini Storage, then all costs necessary to restore the premises to its prior condition shall be borne by the Lessee.

- 7.) **INSPECTION:** Airport Mini Storage may enter the space for the purposes of inspection without prior notice to Lessee whenever Airport Mini Storage believes any hazardous condition or nuisance has been created or is occurring in the space for repairs to the interior or door.
- 8.) **TERMINATION:** Either Airport Mini Storage or Lessee may terminate the tenancy by the giving of THIRTY DAY (30) WRITTEN NOTICE to the other. As a condition for such termination & prior to the return of any deposit Lessee shall completely vacate the space leaving it in good & clean condition, reasonable wear & tear expected & allows Airport Mini Storage to inspect the space in Lessee's presence to verify the final condition & content of this space. As a further condition of termination, Lessee shall leave a forwarding address Lessee may be served by certified mail in any action to recover unpaid rent or damages to the space or the premises.
- 9.) **ASSIGNMENT OR SUBLETTING:** Lessee shall not sublet or assign all or any portion of the space of Lessee's interest therein without prior consent of Airport Mini Storage.
- 10.) **ATTORNEY FEES:** If legal action shall be brought by Airport Mini Storage for any breach of the agreement. Lessee shall pay to Airport Mini Storage ALL COSTS, EXPENSES & REASONABLE ATTORNEY'S FEE INCURRED BY AIRPORT MINI STORAGE IN SUCH ACTION.
- 11.) **ABANDONMENT:** Lessee shall not abandon the space at any time during the term of this agreement. In addition to any other circumstances indicating abandonment by Lessee, it is specifically agreed in the even rent is due, owing & unpaid in any part for fourteen (14) consecutive days, it shall be conclusively presumed that Lessee has abandoned the space within the meaning of California Civil Code 1951.3, in the even such abandonment occurs, Lessee agrees that Airport Mini Storage may enter & inspect the space, terminate the tenancy, & dispose of all property left in the space by Lessee in accordance with applicable provisions of law.
- 12.) **INDEMNITY:** Lessee for himself, his agents, executors, administrators & assignees does hereby indemnify & agree to hold Airport Mini Storage, his agents & assignees, free & harmless from any & all claims, demands, actions, causes of action, damages, attorney's fees & costs of every kind & nature whatsoever, that are hereafter made or brought by any person or entity whatsoever, as a result or arising out of Lessee's use or occupancy of the leased premises. In addition the Lessee shall upon demand of Airport Mini Storage, his agents or assignees, provide at this own cost all necessary defense of Airport Mini Storage of any such claim, demand, action or cause of action.
- 13.) **RELEASE OF AIRPORT MINI STORAGE'S LIABILITY:** As a further consideration for the use & occupancy of this space & premises, Lessee for himself, his agents, executors, administrators, & assignees does hereby agree that Airport Mini Storage, his agents, employee's & assignees shall not be liable to Lessee, his agents, administrators, executors, assignees, guests, licensees or invites for any loss or damage, injury or death caused to them or their property, as the result of the use & occupancy of the space & premises. It is further agreed that any stored property is placed in the space at Lessee's sole risk, Airport Mini Storage's, employees & assignees shall have no responsibility or liability for loss or damage to said property from any loss or damage to said property from any cause whatsoever. It is agreed by Lessee that this release of Airport Mini Storage's liability is a bargained for condition of the rent set forth herein, that Airport Mini Storage does not carry insurance to cover losses or damages to Lessee's property from any cause whatsoever, & that were Airport Mini Storage not released from liability as set forth here, a much higher rent would have to be agreed upon, Lessee further acknowledges that insurance is available from independent insurance companies to protect Lessee in the event of theft, damage, or destruction of his stored property. In the event Lessee acquired such insurance, Lessee expressly agrees that his carrier of such insurance shall not be surrogated to any claim of Less against Airport Mini Storage or Airport Mini Storage's agents or employees for any liability release herein.
- 14.) **SECURITY OF SPACE:** Lessee agrees to be solely responsible for providing such locks, or other security devices as Lessee desires, for securing access to the space. In the event such locks or security devices are rendered ineffectual for their intended purpose from any cause, or the space is rendered insecure in any manner, Airport Mini Storage may, at its sole option, take whatever measures deemed reasonably necessary by Airport Mini Storage to re-secure the access to Lessee's space. Airport Mini Storage is not responsible for taking measures whatsoever, not for notifying Lessee that access to the space has become insecure. The fact that Airport Mini Storage has taken measures to re-secure the access to Lessee's space under this paragraph shall not alter the limitations upon Airport Mini Storage's liability set forth in paragraph of 12 of this agreement. Nor shall such measures be deemed a conversion of Lessee's stored property.
- 15.) **LIEN NOTIFICATION/LOCK-OUT FEE:** At the sole discretion of Airport Mini Storage in the event an account becomes delinquent & a lien notification &/or lockout is required, an additional \$25 fee, due as rent, will be charged for each lien notification &/or lockout occurrence. The lien notification/lock-out fee, along with all past due monies owed, must be paid in full prior to the lockout being removed. Stored property will be sold, or otherwise disposed of, if the rent becomes delinquent.
- 16.) **MINIMUM RENT:** One month required. Rents are not refundable.
- 17.) **RENT:** Due each month on the 1st & late after the 10th.
- 18.) **STORING OF PERSONAL PROPERTY:** It is highly recommended you protect your personal property by storing property in containers &/or by covering your property with plastic will protect your property dust, dirt, dampness, rodents & any other items which may cause damage to personal property. Lessee acknowledges Airport Mini Storage does not warrant or represent Lessee's property be safely kept, nor that it will be secure against theft, nor that the premises & space are secure against hazards caused by water, fire, dust, insects, rodents, or the elements of weather or earthquake.
- 19.) **LAW REQUIREMENTS:** A negative credit report reflecting on your credit record may be submitted if you fail to fulfill terms of your credit obligation.