

**AmeriStorage Self Storage  
RENTAL AGREEMENT**

PO Box 773, Meadville, PA 16335  
(814) 336-5778  
www.StoreitInside.com

This agreement dated <Tenant.LeaseSignDate>, between <Tenant.Name> (hereinafter referred to as "TENANT") and <Site.Name> (hereinafter referred to as "MANAGEMENT").

**MANAGEMENT** does hereby rent to TENANT storage unit number <Tenant.UnitName> (<Tenant.UnitWidth> x <Tenant.UnitLength>) in a building located at **9585 Kennedy Hill Road**, <Site.City>, <Site.Region> <Site.PostalCode> to be used as storage for personal or business property for the monthly rate of \$<TENANT.RENTALRATEWITHTAX> (includes 6% PA Sales Tax) payable on the first (1<sup>st</sup>) day of each month hereinafter. Rental payment is payable in advance.

**MANAGEMENT** All payments made to MANAGEMENT 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 day <Rent.LateDay> of the month are subject to a \$<Tenant.LateFee1> Late Charge. Mailed payments must be postmarked by day <Rent.LateDay> of the month to avoid Late Charge. A returned Check is subject to a charge of \$<Tenant.FeeBadCheck>. There is a one-time \$<Tenant.FeeAdmin> non-refundable administrative fee charged when Tenant signs this lease.

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

**TENANT** is an active member of the United States Armed Forces: Yes \_\_\_\_\_ No \_\_\_\_\_

**TENANT** acknowledges that MANAGEMENT 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 <Tenant.LeaseSignDate>,

**Tenant Name:** <Tenant.Name>

**By (Management Agent):** <Employee.Name>

\_\_\_\_\_  
(Tenant Signature)

\_\_\_\_\_  
(Management Signature)

<Tenant.CompName>  
(Tenant Company Name)

**Lease Number:** <Tenant.LeaseNo>

<Tenant.StreetAddress1>  
(Tenant Street Address)

**Please Remit To:**  
<Site.Name>  
<Site.StreetAddress1> <Site.StreetAddress2>  
<Site.City>, <Site.Region> <Site.PostalCode>  
OR Pay Online at **www.StoreitInside.com**

<Tenant.City>, <Tenant.Region> <Tenant.PostalCode>  
(Tenant City, State, Zip)

<Tenant.HomePhone>  
(Tenant Home Phone)

<Tenant.WorkPhone>  
(Tenant Work Phone)

<Tenant.DriversLicense>  
(Tenant Drivers License No.)

<Tenant.DriversLicenseRegion>  
(State)

## Conditions

(1) **TERMS:** The term of this agreement shall commence on the date set forth above and continue on a period to period basis as noted above, provided however, that the term of this agreement shall be automatically extended on the same terms and conditions for similar succeeding periods at the stated rent unless and until OCCUPANT has removed his property from the premises and has given written notice of at least 10 days in advance of vacating. The lease may be terminated by either Owner or occupant upon 10 days written notice to the other party. Owner reserves the right to increase the rental fee.

(2) **RENTAL TERMS:** Rental payments are due on the first (1<sup>st</sup>) of each month without demand. Payments made after day <Rent.LateDay> of the month are subject to a <Tenant.LateFee1> Late Charge. Mailed payments must be postmarked by day <Rent.LateDay> 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 Management may, at his option, declare the Tenant in default. No notice need be given of default. MANAGEMENT DOES NOT SEND OUT BILLINGS FOR MONTHLY RENTAL CHARGES. All leases expire on the last day of each month. The management may terminate said lease at his option if Tenant is not in full compliance with the terms of this Lease, subject to Management'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. A returned check is subject to a charge of <Tenant.FeeBadCheck>, which shall be considered part of the rental. Unit shall be in default and overlocked by Management, 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.

(3) **SECURITY DEPOSIT:** Occupant will deposit with Owner a sum which is equal to one month's rent, which will be held by Owner as a security deposit. In the event that no damage is done to the Owner's premises by the Occupant, or his/her Agent, and all rentals are paid, and the unit is swept broom clean, and a 10-day written notice to vacate is given, the deposit will be returned to the Occupant at the end of the lease. If damage is done by Occupant or his/her agent, or rent remains unpaid, or unit is not cleaned, or notice to vacate is not given, it will be deducted from the deposit and the balance, if any, will be returned to Occupant.

**(4) LIENS:** Owner, his heirs, executors, administrators, successors and assigns have a lien on all property stored in rented space(s) as of the date property is brought to this facility, for rent, and/or other charges, present or future, reasonably incurred for its preservation, sale or otherwise disposed of, if no payment has been received for a continuous 30-day period after default. If any monthly installment is not made within the grace period stated in paragraph 4 or, (a) if any check given in payment is dishonored, a returned check charge will be assessed in the amount as stated above and/or (b) the account will be in default from the date the payment was due and access to rented unit(s) may be denied. For purposes of Owner's lien: "personal property" means movable property, not affixed to land, and includes, but is not limited to, goods, merchandise, and household items. "Last Known Address" means that address provided by the Occupant in the latest rental agreement or the address provided by the Occupant in a subsequent written notice of change of address. Any Partial payment(s) accepted by the Owner(s) will only reduce the Occupant's outstanding account balance and will not delay the lien sale process. The Owner's lien is superior to any other lien or security interest, except any lien existing prior to the date the personal property was placed at the self-storage storage facility of which the owner has knowledge of in accordance with the Act, or of whom the owner has knowledge through the occupant's disclosure in this Rental Agreement or through other written notice, pursuant to the Act. Occupant attests that the personal property in this space(s) is free and clear of all liens and secured interest.

**(5) RIGHTS OF THE OWNER/DEFAULT:** After the occupant has been in default continuously for a period of 30 days, the owner shall have the right to deny the occupant's access to the leased space. The owner may also enter and remove the personal property from the leased space to another suitable storage pending its sale or other disposition. If occupant has made no payment after 60 days, property of occupant will be considered abandoned and will be disposed of at the expense of occupant.

**(6) DAMAGES TO PREMISES:** Occupant shall be responsible for all damage done to Owner's premises by Occupant and/or his/her Agent. Occupant agrees to surrender the leased area at the end of the leased period in as good a condition as it now is.

**(7) NON-LIABILITY OF OWNER:** This agreement is made on the express condition that Owner is to be free from all liability of any kind whatsoever and to whomever belonging, including OCCUPANT, from any cause or causes whatsoever while in, upon, or in any way connected with the premises during the term of this agreement or any extension hereof. INSURANCE IS THE OBLIGATION OF THE OCCUPANT.

**(8) ASSIGNMENT:** The assignment, subletting, or the transfer in any manner of OCCUPANT'S rights under this agreement is prohibited.

**(9) USE OF PREMISES:** No mechanical, fabrication, manufacturing or other related work shall be permitted. No sleeping in units. No tires except those on a vehicle. The storage of live animals, anything that is alive, cremation remains, welding, flammable, explosive, corrosive, aerosol, hazardous, or other inherently dangerous material is prohibited. Occupant shall not store in the premises any items which shall be in violation of any order or requirement imposed by any Board of Health, Humane Society, Sanitary Department, Police Department or other government or governmental agency or in violation of any other legal requirements, or do any act or cause to be done any act which creates or may create a nuisance and/or hazard. It is specifically understood and agreed the Owner need not be concerned with the kind, quantity or value of personal property or other goods stored by Occupant in or about the premises pursuant to the Rental Agreement. Owner(s) do not provide a dumpster or any other means of disposing of Occupant's refuse or debris.

**(10) CHANGE OF ADDRESS:** A WRITTEN notification of change of address is immediately required by way of certified mail, return receipt requested, to the address noted on this Rental Agreement and is the Occupant's Responsibility.

**(11) NOTICE TO VACATE:** Tenant agrees to give Management 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.

**(12) LOCKS:** Owner shall provide at Occupant's expense a lock for the premises. Although there may be a place on the door of the rented unit for a second lock, OCCUPANT IS ONLY PERMITTED TO USE A SINGLE LOCK.

WITNESS WHEREOF, the parties hereto have executed this AGREEMENT the day and year first written above.

<COMPNAME>

\_\_\_\_\_  
Owner's Agent

\_\_\_\_\_  
Occupant's Signature