

Lakeside Self Storage

RULES AND REGULATIONS

1. **RENT POLICY** Storage units are not rented for less than one calendar month. Rents are due and payable in Lessor's office on or before the first day of each month. **No statements are sent.** Rent is considered delinquent after the 1st day of the month. If rent is not received within 10 days of the due date a late fee equal to 10% of the monthly rent with a minimum of \$5.00 will be charged. If rent is not received within 15 days of the due date there will be an additional \$15.00 late fee. If rent is not received within 20 days of the due date Lessor may overlock the storage unit and may deny Lessee access to the premises and all of Lessor's property. An overlock is not removed unless all rental, late fees and administrative charges are paid. If rent remains unpaid 30 days after due date the unit will be considered abandoned. Receipt of an NSF check will require payment in certified funds with a \$10 penalty. Lessor reserves the right to refuse payment by personal check made either in person or by mail. All rental payments made by check, money order or travelers check must contain storage unit number(s). Any and all correspondence should also reference the storage unit number(s) to insure prompt and correct handling.
2. **REFUND POLICY – SECURITY DEPOSIT** The security deposit is refunded only when: Lessee is current in all obligations, Lessee notified Lessor of plans to move out 5 days prior to vacating, Lessee has notified Lessor after vacating, storage unit is broom cleaned on or before the last day of the month when lease ends, storage unit is not damaged, and Lessee's lock is removed. When vacating, please remove from the storage unit all boxes and trash. A minimum fee of \$25.00 will be charged for any cleanup to be done by Lessor. Please allow 3 weeks for receipt of refunds.
3. **LEGAL ADDRESS** Lessee's address as shown on the Lease will remain Lessee's legal address for purposes of notification until Lessee advises Lessor in writing promptly of any actual change of address. Any notice of such a change must be in writing and show a specific date. The notice must be properly signed by the Lessee, give complete new address, zip code and telephone number at new address.
4. **LESSEE'S RESPONSIBILITY** The Lessee of a storage unit must keep the storage unit locked with his own lock at all times, using only one lock per storage unit door hasp. All property stored is at the Lessee's sole risk. Lessor is not responsible for theft or damage to property caused by fire, wind, water, rain, storms, tornadoes, explosions, riot, rodents, civil disturbances, insects, sonic boom, vehicle or any other cause, whatsoever, nor shall Lessor be liable for personal injuries on Lessor's property. Any insurance on contents will be provided by Lessee at Lessee's sole discretion and expense. To reduce potential moisture problems, store all property on PALLETS.
5. **STORAGE RULES** The storage unit is to be used for the storage of personal property and for no other use. All items left in the storage unit after vacating may be deemed to be of no value to the Lessee and may be disposed of by Lessor. Lessee should be aware that the security deposit refund is subject to Lessee's compliance with Lessor's requirements for the cleanliness of these areas and if Lessee leaves anything to be disposed of by Lessor, he forfeits his refund. All storage is self-service. Please do not ask Lessor to assist in loading, unloading or moving. No vehicles are to be stored unless in operational condition.
6. **MISCELLANEOUS** All Lessees and their guests or agents must identify themselves if asked to do so. Please observe the 10 MPH speed limit on the property. Do not park vehicles or leave other items outside of storage units overnight. Keep liquids of any kind from discharging in any storage unit or anywhere on Lessor's property.

THESE RULES AND REGULATIONS ARE SUBJECT TO CHANGE WITHOUT PRIOR WRITTEN NOTICE.

LESSEE:

LESSOR:

Signature

Signature

Print Name

Deborah S Moravec, President

Lakeside Self Storage

3204 Lakeside Court, Mchenry, IL 60050

815-728-3200 Cell: 815-245-7576

Date

MAIL ALL PAYMENTS TO: P.O. Box 331, McHenry, IL 60051
Please note your unit number(s) on your check.

These Rules and Regulations are part of the Lease as per Rental Agreement Item 19.