

ROSEWOOD PLAZA

TRUSSVILLE, ALABAMA 35173

This **Lease Agreement** is made between *Rosewood Plaza, LLC* hereafter called Owner,
and _____, hereafter called Occupant.

Owner agrees to lease a covered space measuring approximately _____
located at 110 Rosewood Lane, Trussville, Alabama to Occupant beginning
_____. This is identified by signage as space(s) _____.

Occupant agrees to pay Owner _____ per month on the first day
of each month.

Owner and Occupant agree to these terms:

- Occupant shall notify Owner of any changes to contact information including telephone numbers and mailing address.
- The laws of the state of Alabama apply to this Lease Agreement.
- Pets on the premises must be on a leash at all times, and Occupants are responsible to clean up after their pets. Aggressive or loud pets are not allowed on premises.
- Notices required by law will be sent to the Occupant's address listed below.
- Occupant may not sub-lease or assign this contract without written consent.
- Any problem caused by Occupant shall be corrected as soon as possible. When resolving issues, time is of the essence.
- Occupant may not use these premises for any illegal activity.
- Occupant shall hold Owner harmless from all liabilities or claims caused by the actions of Owner, agents, employees or assigns.
- Occupant shall pay a late fee of \$5 per day for rent not paid in full within 10 days of due date. Payment by in-state check may be mailed to address listed below. Alternately payment can be made by CashApp. Additional payment options will be provided soon.
- Occupant assumes all risk for damage to or loss of their vehicle or personal property at this location, regardless of how damage or loss occurs. Insurance is required, including liability insurance.

- Reasonable care and diligence by both Owner and Occupant shall be used to resolve any issues which may arise.
- Once you are added to the system you will receive an email with instructions on how you can access the cameras pertaining to your space.
- This is a smoke free establishment. No smoking or vaping inside or on premises by Occupant, guests or visitors. No exceptions.
- The following items may not be stored on these premises: hazardous material, explosives, animals, odor emitting items or stolen property. No items may be stored outside of your RV, boat, etc.
- Storage spaces shall not be used for residential purposes and are not to be occupied at night.
- Minimal repairs may be made on premises, but no tools or parts are to be left outside at night. Premises must be left clean.
- Occupant shall have sufficient liability insurance to cover claims which may arise which Occupant is responsible for. Owner's landlord policy does not cover vehicles or contents owned by Occupant so it is required that a comprehensive vehicle policy be secured by Occupant.
- Vehicles with visible signs of disrepair will not be allowed.
- It is the responsibility of Occupant to winterize vehicles as needed.
- Power is provided for occasional use such as preparing for a trip or while unloading after a trip. Minimal heat to prevent plumbing freezing is also allowed.

Other:

Description of vehicle being stored:

Make: _____

Model: _____

Year: _____

VIN: _____

License plate: _____

Mail payments to: Rosewood Plaza
 741 MacDonald Lake Rd.
 Springville, AL 35146

CashApp payments to: \$doowesor

Report problems to: (205) 452-2170 or bamastorage@gmail.com

OCCUPANT:

Responsible party: _____

Email address: _____

Mailing address: _____

Phone #s: _____

Emerg. Contact: _____

Occupant's Signature _____

Date: _____