

AGREEMENT FOR RENTAL OF STORAGE SPACE

Modern Co-Warehousing

919-590-9541

202 Coley Farm Rd / 301 Bridge Street

Fuquay-Varina, NC 27526

Office Hours: 8:30am - 4:30pm Monday-Friday, Closed Weekends.

Storage Access Hours: 24/7/365

Building:___ Bay#:___ Square Feet:_____ Door Fee: \$_____ Outdoor Location:___ Parking Spots:___

Rent/Mo: \$_____ Date:_____ Tenant Company Name:_____

Tenant Name:_____ Cell Phone:_____ Other Phone:_____

Email:_____ Drivers License #:_____

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

Detailed Description of Property: (Supplies, Inventory, Etc.) _____

This Rental Agreement, (hereinafter referred to as the "Agreement"), is made and entered into as of the above set forth date (the "Rental Agreement Date"), by and between Modern Co-Warehousing, the Owner, (hereinafter referred to as the "Owner") as Landlord and the Occupant identified above, (hereinafter referred to as the "Occupant") as Tenant, whose last known address is set forth above. For the consideration provided in this Agreement, the Occupant agrees to rent from the Owner, and the Owner agrees to let the Occupant use and occupy the storage space listed above (hereinafter referred to as the "Space") in the self service storage facility known as Modern Co-Warehousing, located in **Fuquay Varina, NC** (hereinafter referred to as the "Property"). "Space" as used in this Agreement means that part of the self service storage facility described above. Such Space shall be occupied only for the purposes specified in this Agreement and at all times subject to the terms and conditions, beginning on the Rental Agreement Date listed above and continuing month to month until terminated.

X_____ 1. Term. (If Applicable) The term of this Lease shall commence on _____, 20__ ("Lease Commencement Date"), and shall end at 11:59 p.m. on _____, 20__ unless sooner terminated as herein provided. Upon Lease end date Occupant shall continue Lease on a month to month basis upon written notification to the Owner. Owner has the right to raise the monthly rent upon Lease end date.

X_____ 2. Rent. The agreed monthly rent shall be \$_____.00. Rent shall be paid at the above facility address, in advance, without demand, before the facility business office closes, on the day of each month. **MINIMUM RENTAL PERIOD IS ONE MONTH. THERE IS NO PRO-RATING OF RENTAL AMOUNTS.** Unless Lease Terms are stated in paragraph (1.Term) Occupant acknowledges that such stated Monthly Rate may be increased by Owner, at any time and by any amount, upon written notice to Occupant of such increase. Occupant further agrees to immediately pay any additional fees and charges that may become due. A schedule of fees and charges are detailed in paragraph three (3) and on the Rules and Regulations.

The original term of this Agreement shall begin on _____, 20__. If any monthly installment is not paid when due, or if any check delivered in payment is dishonored, the Occupant shall be deemed to be in default under the terms of this Agreement. The Occupant's failure to perform any of its obligations under the terms and conditions of this Agreement or the Occupant's breach of the peace shall also constitute a default hereunder. The Occupant agrees and understands that partial payments made to cure a default for nonpayment of rent will not delay or stop foreclosure and sale of Occupant's property. The tender of partial payments shall not serve to waive or avoid the legal effect of prior notices given to Occupant. Only full payment on the Occupant's account prior to the published auction date will stop a scheduled sale of the property. Owner accepts checks, money orders and credit cards. Cash is accepted for walk in payments only during business hours. **DO NOT PUT CASH IN ANY MAIL SLOT OR BOX.**

X_____ 3. Denial of Access. If rent is not paid before the office closes on the due date, Owner may, without notice, deny the Occupant access to the property located in the storage facility. Access will be denied to any party other than the Occupant who does not retain gate code and key to lock on Space or has not supplied Owner with written authorization from the Occupant to enter the Space. Otherwise, only a court order will be sufficient to permit access by others. Occupant's access to the facility may also be conditioned in any manner deemed reasonably necessary by Owner to maintain order on the premises. Such measures may include, but are not limited to, restricting hours of operation, requiring verification of occupant's identity and inspecting vehicles that enter the premises. Additionally, if Occupant is renting more than one Space at any given time, default on one rented Space shall constitute default on all rented Spaces, entitling the Owner to deny access to Occupant to all rented Spaces.

X_____ 4. Fees. Concurrently with the execution of this Rental Agreement, Occupant shall pay to the Owner a nonrefundable **New Account Administration Fee** of \$_____. A bill for the monthly rent will not be sent to Occupant, however, Occupant may elect to pay an additional fee of \$2.00 as an Invoice Fee to receive a monthly bill. Occupant acknowledges that late payment of monthly rent will cause Owner to incur costs not contemplated by this Agreement, the exact amount of such costs being extremely difficult to fix. **Therefore, if any monthly rent is received at five (5) days from the rental due date, Occupant shall pay to Owner an additional Late Fee of 15% of the monthly rental rate for each month rent is past due**, such amount being considered liquidated damages. The parties agree that these late charges represent a fair and reasonable estimate of the costs the Owner will incur by reason of late payment by Occupant. Owner does not waive any rights under the law for non-payment of rent. Said late charges are due and payable without demand from Owner. If any personal or business check or credit card payment is dishonored for any reason, said late charges shall be due and payable in addition to a **return check charge of \$35.00 as an NSF fee**. Occupants who have been in default for at least 35 continuous days will have their lock cut, unit contents inventoried and prepared for auction to satisfy the Owner's lien. A **\$60 Auction Fee** will be added to the Occupant's account at that time. On or after the sixteenth (16) day following delinquency, Owner may conduct a UCC lien search to determine if there are liens encumbering property that is stored. An Occupant who's unit has been inventoried and is still in default fourteen (14) days prior to the scheduled auction will be assessed a **\$60 Auction Advertising Charge**. If Occupant's lock must be cut, Occupant shall be responsible for a **Lock Cut Fee of \$35.00**. The Occupant is also responsible for all costs of collection, which includes collection agency fees and court costs. Other fees charged to Occupant may be contained in Addendums to this Agreement. All service charges, administrative fees, default notice charges, late charges, court costs and attorney's' fees together with all other fees and charges set forth in Paragraph 3 of this Agreement incurred by Owner in connection with the enforcement of the Agreement shall be deemed "additional rent" payable by Occupant to Owner as provided in the Agreement and all such items of "additional rent" shall also be subject to the imposition of applicable sales tax as set forth in the Agreement. A schedule of fees and charges shall be posted in the Rental Office.

X_____ 5. Owner's Right to Enter. In cases where the Owner considers it necessary to enter the Space for purposes of examining the Space for violations of this Agreement or conditions in the Space, or for making repairs or alterations thereto, or to otherwise comply with this Agreement, the Occupant agrees that the Owner, or the Owner's representative, shall have the right without notice to cut the lock and enter into the Space and to remove contents to another space, and continue to store such contents at the sole cost and expense of the Occupant.

X_____ 6. Use of Space; Compliance with Law. The Space named herein shall be used by the Occupant solely for the purposes of storing personal property belonging to the Occupant. **The Occupant agrees not to store any explosives, or any flammable, odorous, noxious, corrosive, hazardous or pollutant materials or any other goods in the Space or elsewhere on the property which would cause danger or nuisance to the Space or any other portion of the Property.** The Occupant agrees that the Space and the property will not be used for any unlawful purposes or contrary to any law, ordinance, regulation, fire code or health code and the Occupant agrees not to commit waste, nor to create a nuisance, nor alter, nor affix signs on the Space or anywhere on the Property, and will keep the Space and the Property in good condition during the term of this Agreement. The Occupant agrees that the Space is not appropriate for the storage of non water proof items, jewels, furs, heirlooms, art works, collectibles or other irreplaceable items having special sentimental or emotional value to the Occupant and Occupant agrees not to store said items. The Occupant hereby waives any claim for sentimental or emotional value for the Occupant's property that is stored in the Space or on the Property. There shall be **NO HABITABLE OCCUPANCY** of the Space by humans or pets of any kind for any period whatsoever and violation of these prohibitions shall be grounds for immediate termination of this Agreement. The use of Owner's electricity to power electrical tools, machinery or appliances is prohibited without the prior written approval of Owner and the payment of an additional charge of not less than \$25.00 per month. If hazardous substances are stored, used, generated, or disposed of in the Space or on the Property, or if the Space or the Property shall become contaminated in any manner for which the Occupant is directly or indirectly responsible, the Occupant shall indemnify and hold the Owner harmless from and against any and all claims, damages, fines, judgments, penalties, costs, liabilities, or losses, and any and all sums incurred or paid for settlement of any such claims, including any attorney's fees, consultant and expert fees, resulting from or arising out of any contamination by the

Occupant, whether incurred during or after the lease term. Occupant agrees not to conduct any business out of the Space and further agrees that the Space is not to be used for any type of workshop, for any type of repairs, or for any sales, renovations, decoration, painting, or other contracting. The Occupant will indemnify and hold the Owner harmless from and against any and all manner of claims for damages or lost property or personal injury and costs, including fines and attorneys' fees arising from the Occupant's lease of the Space on the Property or from any activity, work or thing done, permitted or suffered by the Occupant in the Space or on or about the Property.

X_____ 7. Personal Injury. Owner and Owner's agents and employees shall not be liable whatsoever to any extent to Occupant or Occupant's invitees, family, employees, agents or servants for any personal injury or death arising from Occupant's use of the storage space or premises from any cause whatsoever including, but not limited to, the active or passive acts or omissions or negligence of the Owner, Owner's agents, or employees.

X_____ 8. Condition and Alteration of Space. Occupant assumes responsibility for having examined the premises and hereby accepts it as being in good order and condition. Occupant understands that all unit sizes are approximate and enters into this Agreement without reliance on the estimated size of the storage space. Should Occupant damage or depreciate the space, or make alterations or improvements without the prior consent of the Owner, or require the Owner to incur costs to clean the Space upon termination, then all costs necessary to restore the space to its prior condition shall be borne by Occupant. Owner has the right to declare any such costs to repair as "rent" and non-payment of said costs to entitle Owner to deny Occupant access to the Space.

X_____ 9. Termination and Abandonment. This Agreement shall continue from month to month unless the Occupant or Owner delivers to the other party a written notice of its intention to terminate the Agreement at least five (5) days prior to the end of the then current rental period. Owner may immediately terminate Occupant's lease if Occupant is in breach of the Agreement. Upon termination of this Agreement, the Occupant shall remove all personal property from the Space (unless such property is subject to the Owners' lien rights as referenced herein), and shall deliver possession of the Space to the Owner on the day of termination. If the Occupant fails to fully remove its property from the Space within the time required, the Owner, at its option, may without further notice or demand, either directly or through legal process, reenter the Occupant's Space and remove all property there from without being deemed guilty in any manner of trespassing or conversion. All items, including boxes and trash left in the Space or on the Property after vacating will be deemed to be of no value to the Occupant and will be discarded by the Owner at the expense of the Occupant. This Agreement shall automatically terminate if the Occupant abandons the Space. If the Space remains vacant and without a lock for a period of three (3) or more days it will be considered abandoned and revert to the Owner for re-rental. Any rented space containing contents and without a lock for a period of seven (7) or more days will be considered abandoned and revert to the Owner for re-rental. Abandonment shall allow the Owner to remove all contents of the Space for disposal. Occupant hereby waives and releases any claims or actions against Owner for disposal of personal property resulting from Occupant's abandonment. If a cost for removal is incurred, said cost will be considered an **ADDITIONAL CHARGE** and shall be payable to Owner **IMMEDIATELY**. Rent prepaid for any period in which the Occupant moves out early shall not be refunded.

X_____ 10. Owner's Lien Rights. OCCUPANT'S STORED PROPERTY IS SUBJECT TO A SELF STORAGE OWNER'S LIEN, AS PROVIDED IN SECTION 44A-40 THROUGH 44A-46, NORTH CAROLINA REVISED STATUTES, AND OCCUPANT'S STORED PROPERTY MAY EVEN BE SOLD TO SATISFY SUCH LIEN AS PROVIDED THEREIN. IN THE EVENT THAT RENT OR OTHER CHARGES UNDER THIS AGREEMENT REMAIN DUE AND OWING FOR FIFTEEN DAYS AFTER SUCH CHARGES ARISE, PROCEDURES TO ENFORCE OWNER'S LIEN WILL BE COMMENCED. OCCUPANT SHALL BE LIABLE FOR ALL REASONABLE COSTS AND EXPENSES (INCLUDING ATTORNEYS' FEES) INCURRED BY OWNER TO PRESERVE OCCUPANT'S PROPERTY, PREPARE IT FOR SALE, OR TO COMPLY WITH THE LAWS GOVERNING OWNER'S LIEN.

X_____ 11. Notice of Change of Address. The Occupant represents and warrants that the information the Occupant has supplied in this rental Agreement is true, accurate and correct, and the Occupant understands that the Owner is relying on the Occupant's representations. The Occupant agrees to give prompt written notice to the Owner of any change in the Occupant's address or any change in the status of any liens or secured interests on the Occupant's property in the space. The Occupant understands that he must fax or mail such notice by certified mail, return receipt requested, with postage prepaid to the Owner at the above address. No notice of any change of any address shall be effective unless given in accordance with this paragraph, and acknowledged by the owner.

X _____ **12. Rules.** The Occupant agrees to be bound by any Rules and Regulations for the facility which shall, from time to time, be made by Owner and posted rental office of the facility. All Rules and Regulations shall be deemed to be part of this Agreement and incorporated herein.

X _____ **13. No Bailment. THE OWNER IS NOT A WAREHOUSEMAN ENGAGED IN THE BUSINESS OF STORING GOODS FOR HIRE, AND NO BAILMENT IS CREATED BY THIS AGREEMENT. THE OWNER EXERCISES NEITHER CARE, CUSTODY, NOR CONTROL OVER THE OCCUPANT'S STORED PROPERTY. ALL PROPERTY STORED WITHIN THE SPACE OR ON THE PROPERTY BY THE OCCUPANT OR LOCATED AT THE FACILITY BY ANYONE SHALL BE STORED AT THE OCCUPANT'S SOLE RISK.** The Occupant must take whatever steps he deems necessary to safeguard such property. The Owner and the Owner's employees and agents shall not be responsible or liable for any loss of or damage to any personal property stored in the Space or on the Property resulting from or arising out of the Occupant's use of the Space or the Property from any cause whatsoever, including but not limited to, theft, mysterious disappearance, mold, mildew, vandalism, fire, smoke, water, flood, hurricanes, rain, tornadoes, explosions, rodents, insects, utility interruption, equipment malfunction, roof leaks, Acts of God, or the active or passive acts or omissions or negligence of the Owner, the Owner's agents or employees.

X _____ **14. Occupant's Lock.** The Occupant must keep the Space locked and must provide his own lock and key. **DOUBLE LOCKING IS PROHIBITED.** The Occupant assumes full responsibility for all persons who have keys and access to the Space. In the event Occupant fails to keep such a lock on the Space or Occupant's lock is broken or damaged, Owner shall have the right, but not the obligation, to place its lock on the Space; provided, however, that in such event Owner shall have no liability to Occupant for any loss or damage whatsoever, and Occupant shall indemnify and hold Owner harmless from and against any loss, cost or expense of Owner in connection with locking the Space, including the cost of the lock.

X _____ **15. Occupant's Liability.** In the event of a foreclosure of the Occupant's interest in the Space, it is understood and agreed that the liability of the Occupant for the rents, charges, costs and expenses provided for in this Rental Agreement shall not be relinquished, diminished or extinguished prior to payment in full. The Owner may use a collection agency thereafter to secure any remaining balance owed by the Occupant after the application of sale proceeds, if any. If any property remains unsold after foreclosure and sale, the Owner may dispose of said property in any manner consistent with North Carolina law and considered appropriate by the Owner. Occupant hereby waives and renounces its right to the benefit of any constitutional or statutory exemptions as to its property in the space.

X _____ **16. Changes.** All items of this Agreement, including but without limitation, the monthly rental rate, conditions of occupancy and other fees and charges are subject to change at the option of the Owner upon Thirty (30) days prior written notice to the Occupant. If so changed the Occupant may terminate this Agreement on the effective date of such change by giving the Owner ten (10) days prior written notice of termination after receiving notice of the change. If the Occupant does not give such notice of termination, the change shall become effective on the date stated in the Owner's notice and shall thereafter apply to the occupancy hereunder.

X _____ **17. Limitation of Value.** Occupant agrees that in no event shall the total value of all property stored be deemed to exceed \$5,000 unless Owner has given permission in writing for Occupant to store property exceeding \$5,000 and Occupant has provided proof of insurance in such amount to cover the value of the stored property. Occupant agrees that the maximum liability of Owner to Occupant for any claim or suit by Occupant, including but not limited to any suit which alleges wrongful or improper foreclosure or sale of the contents of the Space is \$5,000. Nothing in this section shall be deemed to create any liability on the part of Owner to Occupant for any loss or damage to Occupant's property, regardless of cause. Occupant agrees not to subrogate against or allow Occupant's insurance company to subrogate against Owner in the event of loss or damage of any kind or from any cause.

X _____ **18. Insurance.** The Owner does not provide any type of insurance which would protect the Occupant's personal property from loss by fire, theft, water damage, or any other type of casualty loss. It is the Occupant's responsibility to obtain such insurance and insurance on Occupant's property is a material condition of this Agreement. Occupant's failure to carry insurance is a breach of this Agreement and Occupant assumes all risk of loss to stored property that would be covered by such insurance. The Occupant, at the Occupant's expense, is required to secure its own insurance to protect itself and its property against all perils of whatever nature in an amount at least equal to the total value of all stored property. Occupant shall make no claim whatsoever against the Owner's insurance in the event of any loss. The Occupant agrees not to subrogate against the Owner in the event of loss or damage of any kind or from any cause. Occupant agrees and understands that Owner and Owner's agents are not insurers, are not affiliated with any insurance company and do not act as any insurance company's agent, broker, or solicitor.

X_____ **19. Security Agreement.** This Agreement shall constitute a security agreement covering the contents of the Space and a security interest shall attach thereto for the benefit of, and is hereby granted to the Owner by the Occupant to secure the payment and performance of any default by the Occupant hereunder.

X_____ **20. Assignment and Subletting.** The Occupant shall not assign this Agreement or sublet the Space.

X_____ **21. Waiver/Enforceability.** In the event any part of this Agreement shall be held invalid or unenforceable, the remaining part of this Agreement shall remain in full force and effect as though any invalid or unenforceable part or parts were not written into this Agreement. No waiver by the Owner of any provision hereof shall be deemed a waiver of any of the other provisions hereof or of any subsequent default or breach by the Occupant.

X_____ **22. Limited Warranty.** This Agreement contains the entire agreement of the parties and no representation or agreements, oral, or otherwise, between the parties not embodied herein shall be of any force or effect (except for written addendums agreed to between the parties). The agents and employees of the Owner are not authorized or permitted to make any warranties about the Space, the Property, or any facilities referred to in this Agreement. The Owner's agents' and employees' ORAL STATEMENTS DO NOT CONSTITUTE WARRANTIES and shall not be relied upon by the Occupant. The entire agreement and understanding of the parties hereto are embodied in this writing and NO OTHER WARRANTIES are given. The parties hereto agree that the IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSES and all other warranties, express or implied, ARE EXCLUDED AND DISCLAIMED from this transaction and shall not apply to the leased space, premises, and facility referred to herein. It is further understood and agreed that Occupant accepts such leased space, premises, and facility AS IS and WITH ALL FAULTS.

X_____ **23. Attorneys' Fees.** In the event the Owner retains the services of an attorney to recover any sums due under this Agreement for any unlawful detainer, for the breach of any covenant or conditions hereof, or in defense of any demand, claim or action brought by the Occupant, the Occupant agrees to pay to the Owner the reasonable costs, expenses, and attorney's fees incurred in any such action.

X_____ **24. Successors in Interest.** This Agreement is binding upon the parties hereto, their heirs, successors and assigns.

X_____ **25. Governing Law.** This Agreement and any actions between the parties shall be governed by North Carolina law.

X_____ **26. Waiver of Jury Trial.** The Owner and the Occupant hereby waive their respective rights to trial by jury of any cause of action, claim, counterclaim, or cross complaint, at law or in equity brought by either the Owner against the Occupant or the Occupant against the Owner arising out of or in any way connected with this Rental Agreement, the Occupant's use or occupancy of the Space and this Property or any claim of bodily injury or property damage, or the enforcement of any remedy under any law, ordinance, statute or regulation.

X_____ **27. Release of Information.** Occupant hereby authorizes Owner to release any information regarding Occupant and Occupant's occupancy as may be required by law or requested by governmental authorities or agencies, law enforcement agencies or courts.

X_____ **28. Military Service.** If you are in the military service you must provide written notice to the Owner. The Owner will rely on this information to determine the applicability of the Service Members Civil Relief Act.

X_____ **29. Financial Information.** Owner does not warrant or guarantee that any financial information (credit card, checking account) will not be stolen or otherwise compromised. Occupant waives and releases any and all claims or actions against Owner for damages arising from the use of said information by others.

X_____ **30. Climate Control.** There are no climate controlled spaces and are heated and cooled depending on outside temperature. These spaces do not provide constant internal temperature or humidity control. Owner does not warrant or guarantee temperature, moisture, or humidity ranges in the space due to changes in outside temperature and humidity.

X _____ **31. Entire Agreement.** This Agreement contains the entire agreement of the parties hereto and supersedes any prior understanding or written or oral agreements between the parties with respect to the within subject matter and neither they nor their agents shall be bound by any terms, conditions, statements, warranties, representations or advertisement, oral or written, not herein contained.

Notice to Occupant: Do not sign this Agreement before you read it and fully understand the covenants contained herein. By signing this Agreement the Occupant hereby acknowledges that he has read, understands and accepts all terms and conditions expressed in this Agreement.

By: _____
Owner's Representative

OCCUPANT:

By: _____
Print Name

Signature: _____
Sign Name

LATE FEES AND CHARGES

DUE DATE: Your rent is due in advance each month. Make sure the payments reach us before your due date each month to avoid being locked out of your space.

Lock Out: 1 day after your due date your unit will be overlocked. You may not regain access to the space until your account is paid in full.

5 DAYS LATE: 5 days after your due date each month there will be a Late Fee of 15%.

35 DAYS LATE: If your account has been in default for at least 35 continuous days your unit will be prepared for auction. Your lock will be removed, your belongings will be inventoried, and a certified letter will be mailed notifying you of the intended sale of your goods to satisfy our lien against your defaulted payments. Your account will be charged A \$60.00 INVENTORY CHARGE. A \$60.00 AUCTION ADVERTISING FEE will be charged to your account upon being advertised for public sale.

RETURNED CHECK CHARGE: A \$35.00 Return Check Fee will be added if you present a check that is not, for whatever reason, honored by our bank.

LATE FEES AND CHARGES - Sign: _____

RULES AND REGULATIONS

PAYMENTS: Payments are due **before** the 5th each month. Invoicing or billing notices will not be sent. Partial payments are NOT accepted.

ELECTRONIC DOORS: Do not proceed through the open door until it is fully open. This is doubly important for persons driving rental trucks and who may not be used to driving oversized vehicles. Should your vehicle strike and damage the door you will be responsible for damages. Your door access is automatically suspended if your rent is not paid before the facility business office closes on your due date.

LOCKS: Only one customer lock may be used to secure your space. If more than one lock is discovered on the space the second lock will be removed. The facility Owner is not responsible for improperly locked spaces. Your space is considered to be rented to you for as long as your lock is on the unit. If you are vacating the unit remember to take your lock with you or you will be liable for ongoing rent and late fee charges.

CHANGE OF ADDRESS: You are responsible for notifying the facility manager of any address or phone number changes in writing.

VACATING: When vacating your space you are responsible for removing your lock, sweeping the space clean, and giving written notice of your decision to vacate. Failure to do so could leave you liable for rent charges accrued after your departure. **CUSTOMER GOODS PROTECTION AGREEMENT:** The facility Owner accepts no responsibility for the safety of the items stored in your space. A Customer Goods Protection Agreement is available through the office. Ask your manager for details.

SMOKING: No smoking is allowed on the property.

PETS: No pets of any kind are allowed on the property

MINORS: NO ONE UNDER THE AGE OF 18 IS ALLOWED ON STORAGE PROPERTY OTHER THAN THE OFFICE.

DO NOT STORE: Firearms, Food, Combustibles (ex. gasoline, kerosene, ammunition, blasting caps), Tires, Vehicle Batteries, Acid, Hazardous Waste, Toxic Chemicals, or Any Controlled Substance. We cooperate fully with the Police and invite them to conduct periodic inspections using Drug and Explosives Dogs. Alcohol, Narcotics and All Controlled Substances are prohibited on site. If you bring these items on site then you WILL be evicted.

TRASH: Do not hold, store, pile or contain TRASH in storage as this is a Fire Code Violation. Do not litter the premises or driveways. The storage facility does provide a dumpster for customer disposal. **NO MORE THAN ONE SQUARE YARD PER MONTH PER RENTER.** Larger quantities of dumpster usage are available, please inquire with office. Failure to follow this rule will result in a disposal fee being charged to your account no less than \$100 per occurrence. No outside dumpster, trash or recycling companies are permitted on premises.

SPEED LIMIT: The speed limit on site is 5 mph. Failure to stay within this limit may result in your eviction.

Sign: _____

RULES AND REGULATIONS (continued)

STORAGE ONLY: No one under any circumstances shall complete any work in building. No repair, maintenance, or construction may be completed. No painting! You may not operate any equipment or machinery to include power tools. Failure of this policy may result in your eviction.

Parking: When visiting the storage area and no loading or unloading is required, keep vehicles in designated parking only or as far away from entry as possible. DO NOT PARK IN FRONT OF GATES, DOORS OR FIRE HYDRANTS AS THIS IS A VIOLATION OF FIRE CODE.

Security System and Power Panels: Anyone caught tampering with security cameras or devices or turning on or off breakers will be evicted and trespassed IMMEDIATELY.

Forklift: ANYONE OPERATING A FORKLIFT IS REQUIRED TO COMPLETE AND PASS WITH A MINIMUM SCORE OF 70% AN ONLINE CLASS WITH OUR CURRENT INSURANCE COMPANY. Forklift privileges may or may not be included in your rent. Forklift privileges may or may not be available for an additional monthly fee specified on a usage basis. Anyone can be denied forklift privileges at any time for any reason.

Electronic Door Entry FOB: You are required to use a FOB for access to storage area. Replacement FOBs are available during office hours for a **FEE** of \$25.00.

Rules and Regulations - Sign _____