

**PARK ROW STORAGE**

           **MORTON ROAD STORAGE**

20820 PARK ROW DR SUITE E, KATY, TX 77449

26642 MORTON RD, KATY, TX 77493

OFFICE 281-828-7200

EMAIL: civellodispatch@gmail.com    WWW.KATYSTORAGE.COM

Mailing Address for Payment: 20820 Park Row Dr Suite E, Katy, TX 77449

RENTAL AGREEMENT – TEXAS

**Date Lease Signed:**        /        /        **ARE YOU OVER 18? YES ? NO ?**

**MONTHLY RENTAL FEE: \$** \_\_\_\_\_ **GATE CODE:** \_\_\_\_\_

**NAME OF TENANT OR BUSINESS:** \_\_\_\_\_

**SSN OR FED ID #:** \_\_\_\_\_ **DRIVER'S LICENSE** \_\_\_\_\_ **STATE** \_\_\_\_\_

**ADDRESS:** \_\_\_\_\_ **CITY:** \_\_\_\_\_ **STATE:** \_\_\_\_\_ **ZIP CODE:** \_\_\_\_\_

**CELL PHONE:** \_\_\_\_\_ **HOME PHONE:** \_\_\_\_\_

**EMAIL ADDRESS:** \_\_\_\_\_

**EMPLOYER:** \_\_\_\_\_

**WORK PHONE:** \_\_\_\_\_

**ADDITIONAL PERSON(S) WHO IS ENTITLED TO HAVE ACCESS TO TENANTS SPACE:**  
(Tenant will provide named person with key and/or gate code.)

**NAME:** \_\_\_\_\_ **RELATIONSHIP:** \_\_\_\_\_ **CELL PHONE:** \_\_\_\_\_

**PERSON TO CONTACT IN AN EMERGENCY:** (Owner may contact such person in event of fire, break-in, tenant's unavailability due to accident, illness, hospitalization, arrest, unpaid rent, etc.)

**Name:** \_\_\_\_\_ **Relationship:** \_\_\_\_\_

**Mailing Address:** \_\_\_\_\_ **Phone No.** \_\_\_\_\_

**TENANT REPRESENTS THAT HE OWNS OR HAS LEGAL POSSESSION OF THE PERSONAL PROPERTY IN HIS SPACE. TENANT ATTESTS THAT ALL THE PERSONAL PROPERTY IN HIS SPACE IS FREE AND CLEAR OF ALL LIENS AND SECURED INTERESTS EXCEPT FOR ITEMS LISTED BELOW. \*COPY OF TITLE, REGISTRATION AND VIN REQUIRED. PLEASE USE BLANK SHEET FOR LIST OF ADDITIONAL UNIT DESCRIPTION WITH THE LIENHOLDERS.**

**LIENHOLDER OF UNIT:** \_\_\_\_\_ Tenant Must Submit Copy of Registration or Title of Unit Storing

Tenant agrees to store only the above-identified vehicle in the leased space unless Landlord is notified in given advance, of any change of vehicle and a new addendum is completed and executed. Tenant acknowledges that Landlord is not responsible for damages to or loss of an RV, Boat, Trailer, Commercial Unit or Auto or the contents within, attached to or surrounding the RV, Boat, Auto, Trailer or Commercial Unit. Tenant is responsible for securing the vehicle and the items within. A copy of the title or registration to such vehicle is attached. Tenant acknowledges that the vehicle has no liens against it other than those indicated in the rental agreement or in this addendum and that the vehicle is in working condition. This addendum attaches to and forms a part of the complete lease agreement and is not valid otherwise. All terms and conditions of the lease apply to this rental; with the exception that Tenant hereby authorizes Landlord to remove the vehicle from Landlord's property solely at Tenant's expense, in the event Tenant defaults on the lease and fails to cure same within the terms of the Lease Agreement.

\_\_\_ Code In List \_\_\_ In Mass Email

\_\_\_ Sticker

\_\_\_ Copy of Driver License

\_\_\_ Copy of Title or Registration

\_\_\_ QB In \_\_\_\_\_ Notes In .

\_\_\_ Memorized Transaction In \_\_\_ CC In Autopay \_\_\_ converge in (If any)

\_\_\_ Code Out List

\_\_\_ Memorized Transaction Out

\_\_\_ CC Out Autopay \_\_\_ Converge out (If any)

\_\_\_ QB Customer Inactive \_\_\_ Out mass email

1. **Term.** This agreement is entered into by and between Park Row Storage/Morton Road Storage and its agents, hereinafter called Owner, and above stated Tenant. Said space is to be occupied and used for the purposes specified herein beginning on above stated date and continuing month-to-month until terminated or revised. Owner reserves the right to revise any changes or fees stated in this Lease with 30 days advance notice to Tenant.
2. **Occupancy Charges.** THE MONTHLY OCCUPANCY CHARGE AND OTHER CHARGES STATED IN THIS LEASE ARE THE ACTUAL CHARGES YOU MUST PAY:
  - a. Rent and sales tax: Tenant shall pay Owner a Monthly Open Parking Rental Fee in advance in the amount of \$ \_\_\_\_\_ sales tax included. And Or Tenant shall pay Owner a Monthly Rental Storage fee in advance in the amount of \$ \_\_\_\_ 0 \_\_\_\_\_ for a container box. Monthly payments are due on the FIRST (1<sup>st</sup>) day of each calendar month at the Owner's address set forth above, without notice, demand, deduction or offset. Rent for the first month of occupancy will be prorated on a daily basis. There will be No Proration for the last month of occupancy. **TENANT MUST GIVE OWNER WRITTEN MOVE-OUT NOTICE BY THE 21 ST DAY OF LAST MONTH OF OCCUPANCY. TENANT WILL BE HELD LIABLE FOR MONTHLY RENTAL FEES PLUS LATE FEES INCURRED UNTIL WRITTEN MOVE-OUT NOTICE IS PROVIDED BY TENANT TO TERMINATE LEASE.**  
**Initial \_\_\_\_\_**
  - b. Returned checks: If any of Tenant's checks are returned for any reason, Tenant shall pay Owner, a service charge of \$25.00 for each returned check.
  - c. Tenant shall pay Owner a monthly electric fee in the amount of \$ \_\_\_\_ 0 \_\_\_\_ with the rent.
  - d. Tenant shall pay Owner in advance a Security deposit of \$ \_\_\_\_ 0 \_\_\_\_\_ for the rental storage of a container box. Tenant is required to leave container box in "broom clean" condition upon move-out. If Tenant does not leave the container box in "broom clean" condition, Tenant will lose entire deposit. Owner requires Tenant to pay a one-time administration fee of \$15.00 at the inception of this Lease.
  - f. Owner may pursue civil remedies against Tenant for collection of past due amounts. Tenant shall be responsible for reasonable costs incurred by Owner in enforcing this Lease, including but not limited to court costs, collection costs and attorney's fees.
  - g. Owner may require or prohibit payment by check, money order, cashier's check, travelers check, or cash, or credit card at any time.
3. **DEFAULT/OWNER'S LIEN.** OWNER SHALL HAVE A LIEN ON ALL PERSONAL PROPERTY STORED BY TENANT AT THIS FACILITY. IF TENANT FAILS TO PAY RENT OR ANY PART THEREOF OR FAILS TO FULFILL ANY OF THE COVENANTS OR AGREEMENTS HEREIN SPECIFIED TO BE FULFILLED BY TENANT, TENANT WILL BE CONSIDERED IN DEFAULT AND OWNER MAY TAKE THE FOLLOWING ACTIONS:
  - h. UPON THE FAILURE OF THE TENANT TO PAY RENT WITHIN (5) DAYS OF WHEN IT BECOMES DUE, THE OWNER MAY, WITHOUT NOTICE, OVERLOCK SAID SPACE OR PROHIBIT ENTRANCE THEREBY DENYING THE TENANT ACCESS TO THE PERSONAL PROPERTY AND PURSUE ALL OTHER REMEDIES AFFORDED TO OWNER.
  - i. LATE CHARGES IF TENANT DOES NOT PAY IN FULL ANY MONTHLY PAYMENT BEFORE CLOSE OF BUSINESS ON THE FIFTH (5<sup>TH</sup>) DAY OF THE MONTH, TENANT SHALL PAY OWNER LATE CHARGES FOR EACH UNIT DELINQUENT INSTALLMENT AS FOLLOWS:  
(LATE CHARGES WILL BE DEDUCTED FROM ANY PAYMENT RECEIVED LATE AND CREDIT THE BALANCE)
    1. FIRST LATE CHARGE: \$15.00 LATE CHARGE AFTER THE CLOSE OF BUSINESS ON THE 5<sup>TH</sup> DAY OF THE MONTH.
    2. SECOND LATE CHARGE: \$25.00 LATE CHARGE AFTER THE CLOSE OF BUSINESS DAY ON THE 20<sup>TH</sup> OF THE MONTH.
  - j. OWNER'S OVERLOCK WILL NOT BE REMOVED UNTIL ALL SUMS ARE PAID IN FULL AND NO ACCESS TO FACILITY UNTIL ALL SUMS PAID IN FULL. OWNER IS NOT REQUIRED TO ACCEPT PARTIAL PAYMENT(S) FROM TENANT. ACCEPTANCE OF PARTIAL PAYMENT(S) DOES NOT WAIVE OWNER'S RIGHT TO PROCEED WITH FORECLOSURE SALE BASED ON NOTICE OF CLAIM AND/OR ADVERTISING (OR POSTING) DONE PRIOR TO PARTIAL PAYMENT.
  - k. ON THE THIRTIETH (30<sup>TH</sup>) DAY OF CONTINUOUS DEFAULT, OT THEREAFTER, OWNER MAY ENFORCE ITS LIEN ON THE PERSONAL PROPERTY STORED IN THE SPACE PURSUANT TO STATE LAW FOR: RENT, LATE CHARGES DAMAGES, CLEANING FEES, CHARGES FOR CHECKS

RETURNED TO OWNER, POSTAGE AMOUNTS FOR MAIL (ORDINARY, REGISTERED AND CERTIFIED) PROVIDING NOTIFICATION OF LATE CHARGES AND AUCTIONS, EXPENSES NECESSARY FOR THE PRESERVATION OF THE PERSONAL PROPERTY STORED ON THE LEASED PREMISES, AND THE EXPENSE INCURRED IN THE SALE OR OTHER DISPOSITION OF SAID PERSONAL PROPERTY PURSUANT TO LAW. OWNER MAY CUT THE LOCK ON TENANTS SPACE AND MAY REMOVE ANY AND ALL PERSONAL PROPERTY LOCATED WITHIN SAID SPACE FOR THE PURPOSE OF SELLING. OWNER WILL FIRST ATTEMPT TO SELL ANY OR ALL SAID PERSONAL PROPERTY AT PUBLIC SALE. IF NOT SOLD AT PUBLIC SALE, ANY AND ALL ITEMS OF SAID PERSONAL PROPERTY WILL THEN BE OTHERWISE DISPOSED OF AND/OR DESTROYED BY OWNER.

1. **LIEN SALE PREPARATION FEE:** TENANT SHALL PAY A \$115.00 LIEN SALE PREPARATION FEE TO OWNER ANT TIME TENANT'S ACCOUNT IS IN CONTINUOUS DEFAULT FOR A PERIOD OF THIRTY (30) DAYS.
4. **INSURANCE.** ALL PERSONAL PROPERTY IS STORED BY TENANT AT TENANT'S SOLE RISK. INSURANCE IS TENANT'S SOLE RESPONSIBILITY. TENANT UNDERSTANDS THAT OWNER WILL NOT INSURE TENANT'S PERSONAL PROPERTY. Any insurance protecting the personal property stored within the storage space against fire, theft or damage must be provided by the Tenant. Tenant expressly releases Owner from any losses, claims, suits and/or damages or right of subrogation caused by fire, theft, water, rain storms, tornado, explosion, riot, rodents, civil disturbances, government action, insects mildew, mold, black mold, dust, sonic boom, vehicles, unlawful entry or any other cause whatsoever, nor shall Owner be liable to tenant and/or tenant's guests for any personal injuries or property damage sustained by tenant and/or tenant's guests while on or about owner's premises.
5. **Third Party Interest.** Tenant will store only personal property that Tenant owns and will not store personal property that is claimed by another person or in which another person has an interest. Tenant certifies it has furnished Owner with a list of names and addresses of all third parties who may own, lease, have a security interest in, or lien upon, any personal property stored in the space. Tenant shall indemnify and save Owner and its agents harmless from and against any and all causes of action due to the sale and/or other disposition by Owner of items of personal property stored in the space leased by Tenant in which third parties hold a lien or have any legal interest whatsoever.
6. **Limitation of Value.** Tenant agrees that the maximum liability of Owner to Tenant for any claim or suit by Tenant, including but not limited to any suit which alleges wrongful or improper foreclosure or sale of the contents of a storage unit is \$5,000.00. Nothing in this section shall be deemed to create any liability on the part of Owner to Tenant for any loss or damage to Tenant's property, regardless of cause, Tenant will store only personal property that Tenant owns and will not store personal property that is claimed by another person or in which another person has an interest.
7. **Abandonment.** Tenant has "abandoned" the storage space if ALL of the following occur: (a) Tenant has not paid rent or other sums due; (b) Tenant's lock has been removed by someone other than the Owner or has been removed by Owner after giving statutory notice of claim; and (c) Tenant's space contains nothing of value to the ordinary person. If Tenant has "abandoned" the space, Tenant relinquishes all rights to contents in the space; Owner may cut the lock, enter, remove and/or dispose of all contents.
8. **Tenant's Lock.** Tenant shall supply its own lock and is restricted to only (1) lock per door. In the event space remains unlocked, the Owner shall have the right to secure the space with a lock of its own at Tenant's expense. Owner is not required to lock unlocked spaces.
9. **Use; Compliance with Laws.** The space may be used only for the storage of personal property approved by Owner. No human may inhabit, and no animal may be kept in, the space. Tenant may not operate any business, produce any goods or provide any services in the space or at the self-storage facility. Tenant shall immediately dispose of all trash, rubbish, and refuse. Nothing may be stored outside of the leased space. Tenant shall not generate, release, store, or dispose of in or around the space any flammable, corrosive, organic, biological, chemical, odorous, noxious, toxic, medical waste, radioactive, petroleum products, intoxicants, explosives, firearms, munitions, or other dangerous or hazardous materials. Tenant shall comply with all municipal, state, and federal laws and regulations affecting its use of the space. Tenant shall indemnify, defend, and hold Owner harmless from any and all claims, damages, and expenses (including attorney's fees and investigative, remedial and response costs) arising out of Tenant's violation of this paragraph. Any violation of these terms or provisions shall constitute a default under this Lease.
10. **Notices.** All notices, demands or requests by either party shall be in writing and shall be sent by U.S. Mail in accordance with State law to the parties at the addresses set forth in the heading of this Lease.
11. **Tenant's Representations.** Tenant represents and warrants that the information Tenant has supplied in this rental

agreement is true, accurate and correct and Tenant understands that Owner is relying on Tenant's representations. Tenant agrees to give prompt written notice to Owner of any change in Tenant's address, any change in the liens and secured interests on Tenant's property in the space and any removal or addition of property into or out of the space. Tenant understands he must personally deliver such notice to Owner or mail the notice by Certified Mail, return receipt requested, with postage prepaid to Owner at the address shown on the rental agreement.

12. **Change of Address.** Either party may change such address by the giving of notice in conformity with this paragraph. For the purposes of Owner's liens "Last known address" means that address provided by the Tenant in this lease agreement or the address provided by Tenant in a subsequent written notice of change of address. Notice must be COMPLETE and in writing, dated and signed by Tenant. Return addresses on envelope or checks are insufficient. Change of phone numbers may be done orally or in writing.
13. **Condition and Alteration of Space.** Tenant has inspected the space and accepts it "as is". Tenant shall immediately notify Owner of any fire (or other casualty), defects or dangerous conditions. Tenant shall keep the space in good order and condition, and shall pay for any and all repairs to the space or the self-storage facility arising out of the negligence or willful misconduct of Tenant, its agents, employees, licensees, invitees, or contractors. Tenant shall not attach anything to the walls, ceiling, floors, doors, or any part of the property.
14. **Assignment; Subletting.** Tenant shall not assign or sublet all or any part of the space without Owner's prior written consent.
15. **Right of Entry.** Owner may enter the space under any of the following circumstances: (1) Owner has express written authority from Tenant to enter; (2) there is an "emergency" (i.e. Owner reasonably believes there is imminent danger or health hazard to persons or property, for example, because of storage of animals, explosives, ammunitions, spoiled food, carcasses, volatile chemicals, fuel not in containers approved by Owner, broken doors or locking mechanisms, danger of flooding or fire, etc.); (3) Owner has made written notice to Tenant for access to the space for inspection, repair, improvement, or relocation of contents after casualty loss; and Tenant has failed to provide such access at the time and date requested, which may be no sooner than 7 days from the mailing of such request; or (4) Owner is exercising Owner's lien. Otherwise, Owner may not enter the space. When Owner has authority to enter under this paragraph, Owner may at Tenant's cost remove Tenant's lock (s) and relocate all contents to another space in the facility. Owner shall promptly notify Tenant by regular mail or telephone of an entry or relocation authorized by this paragraph, and Tenant shall have continued access to such relocated property except when Tenant is in default. Upon presentation of a search warrant or court order by a health or law officer. Owner may allow such officer to open the space for inspection by such officer; and such officer may lock the space.
16. **Rules.** Tenant agrees to be bound by the Rules and Regulations as posted by the Owner from time to time. All Rules and Regulations shall be deemed to be part of this agreement and incorporated herein.
17. **Waiver.** Owner's acceptance of any total or partial payment or rent or other sum due hereunder shall not be a waiver of any of Owner's rights or remedies.
18. **No Bailment.** This Lease shall not create a bailment or warehouseman relationship. The only relationship between the parties is one of lessor/lessee. Owner is not responsible for the safekeeping of the personal property stored in the space and is not responsible for any damage to the personal property.
19. **Military Service.** IF YOU ARE IN THE MILITARY SERVICE, TENANT must provide written notice to Owner. Owner will rely on this information to determine applicability of Sailors and Soldiers Military Relief Act.
20. **Indemnification of Owner.** Tenant 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 attorney's fees arising from Tenant's lease of the space on the facility or from any activity, work or thing done, permitted or suffered by Tenant in or on the space or about the facility. In the event that the space is damaged or destroyed by fire or other casualty. Owner shall have the right to remove the contents of the space and store it at the Tenant's sole cost and expense without liability for any loss or damage whatsoever, and Tenant shall indemnify and hold Owner harmless from and against any loss, cost, or expense of Owner in connection with such removal and storage. Should any of Owner's employees perform any services for Tenant at Tenant's request, such employee shall be deemed to be the agent of the Tenant regardless of whether payment for such services is made or not, and Tenant agrees to indemnify and hold Owner harmless from any liability in connection with or arising from directly or indirectly such services performed by employees of Owner. Notwithstanding that Owner shall not be liable for such occurrences; Tenant agrees to notify Owner immediately upon the occurrence of any injury, damage, or loss suffered by Tenant or other person in any of such circumstances.
21. **Waiver of Jury Trial.** Owner and Tenant waive their respective rights to trial by jury of any action at law or equity brought by either Owner against Tenant, or Tenant against Owner or Owner's agents or employees, arising out of, or in any way connected to, this rental agreement, Tenant's use of the storage space or this storage facility. This waiver applies to any claim for bodily injury, loss of or damage to property, or the enforcement of any remedy under any law, statute or regulation. This jury trial waiver is also made by Tenant on behalf of any of Tenant's agents, guests or invitees.

22. **Entire Agreement; Governing Law.** This Lease is the entire agreement between Tenant and Owner and may not be changed or ended orally. This Lease shall be governed by the laws of the state in which it was executed. In the event the Owner is required to obtain the services of an attorney to enforce any of the provisions of this Lease, Tenant agrees to pay in addition to the sums due hereunder an additional amount as and for attorney's fees and costs incurred.
23. **Binding Agreement.** This Lease is binding upon, and shall inure to the benefit of, Owner and Tenant and their respective heirs, legal representatives, successors and assigns.
24. **Invalidity.** If one or more of the provisions of this Lease are deemed to be illegal or unenforceable, the remainder of this Lease shall be unaffected and shall continue to be fully valid, binding and enforceable.
25. **Notice to Tenant.** **DO NOT SIGN THIS AGREEMENT BEFORE YOU READ IT AND FULLY UNDERSTAND THE TERMS AND CONDITIONS HEREIN. TENANT HEREBY ACKNOWLEDGES BY SIGNING THIS AGREEMENT THAT HE HAS READ, UNDERSTOOD AND ACCEPTS ALL TERMS AND CONDITIONS EXPRESSED IN THIS AGREEMENT.**

**RULES AND REGULATIONS:**

1. Trash disposal is not provided by this facility. Each Tenant is responsible for the removal and disposal of any trash generated by that person. A \$1000 fine if tenant discards car parts, fluids or tires anywhere in the facility. We have cameras for our use only in place. A minimum charge of \$1000.00 for the unauthorized use of the trash dumpster.
2. Children's activity must be properly monitored at all times.
3. The quiet enjoyment of other Tenants must not be interfered with.
4. The tenant shall not post any billboards, signs, banners, or advertisement of any other manner without the express written consent of the Manager.
5. No dogs or other pets are allowed on facility grounds.
6. Any and all parking rules are to be obeyed, as well as right-of-way. Do not block access to other storage spaces.
7. Owner may exclude from Tenant's storage space and the facility:
  - a. Any person who does not have a key or combination to a storage space and is not with a person who has such key or combination.
  - b. Any person who has a key or combination to a storage space but does not know the name of the tenant of the space; and,
  - c. Any person who is damaging the property of others, disturbing the peace, or otherwise violating criminal laws.
8. Vehicles placed in storage are to have a full tank of gasoline, as this will reduce danger from gasoline fumes.
9. It is required that you notify the Manager in writing 21 days prior to vacating your space(s). Locks must be removed when you vacate or you will be charged additional rent. At the time you vacate, your space must be left "broom-swept" clean and undamaged.
10. Access to your space is restricted to the posted gate hours of this facility (Not Applicable).
11. Video Surveillance Policy: In the case that we may provide video surveillance as a service, the rules are as follow:
  - a. Set-up appointment to meet with IT personal to locate the video segment, \$30.00 an hour, minimum of 2 hours, if you know the time and date of the segment in question.
  - b. Minimum payment is due in advance (in cash) at office location (20820 Park Row Dr #E, Katy, TX 77449). If video search takes over 2 hours you pay hourly balance at end of session.
  - c. **NO GUARANTEE** we can locate video segment due to limitations on technology.
12. Tenant holds owner not responsible for any claims of loss, damages, getting stuck on property or for any reasons, etc. Tenant will pay for any damages Tenant causes to another person, another person's property or to facility's property.
13. I AGREE to have my VEHICLE TOWED at my expense if I park a non-Stickered or Non-registered vehicle in the lot, EVEN if I my monthly fee is paid.
14. I UNDERSTAND THIS CONTRACT AND THE LESSOR WILL HAVE MY VEHICLE TOWED IF I DO NOT RESPOND BY 21 DAYS FOR A NON-PAYMENT NOTICE DONE VERBALLY, EMAIL OR USPO MAIL.

SIGNATURE OF TENANT: \_\_\_\_\_ DATE: \_\_\_\_\_

SIGNATURE OF OWNER OR AGENT: \_\_\_\_\_ DATE: \_\_\_\_\_

## **PARK ROW AND MORTON ROAD STORAGE REGULATIONS**

**THE PARKING FACILITY IS STRICTLY FOR PARKING, NO WORK OR WASHING ALLOWED INSIDE THE YARD.**

**DO NOT DISPOSE TIRES, FLUIDS, OIL, OR CAR PARTS on our property, or in dumpster. IT IS ILLEGAL & an environmental hazard. If you are caught doing any of these illegal activities on our property,**

**\*YOU WILL HAVE YOUR VEHICLE SEIZED UNTIL A \$1000.00 FINE IS PAID\***

**There are cameras for our use only in place recording the activity on our storage facilities.**

### **BLOCKING IN VEHICLES:**

**Blocking in vehicles is PROHIBITED. This causes a huge inconvenience for everyone.**

**If you BLOCK another vehicle YOUR VEHICLE WILL BE TOWED AT YOUR OWN EXPENSE.**

### **\*\*\*\*\*ATTENTION\*\*\*\*\***

**NO REPAIRS, NO WASHING, CHANGING OF OIL, FLUIDS, OR MECHANIC WORK ALLOWED ON YOUR VEHICLE IN THIS FACILITY. IT IS AGAINST THE LAW. YOUR CONTRACT WILL END IMMEDIATELY WITHOUT A REFUND.**

### **\*\*\*\*\*ADVERTENCIA\*\*\*\*\***

**NO CAMBIAR ACEITES, NO LAVAR O REALIZAR REPARACIONES O TRABAJO MECANICO DE SU VEHICULO EN ESTE ESTACIONAMIENTO, ES CONTRA LA LEY Y SU CONTRATO SE DARA POR TERMINADO INMEDIATO, SIN DEVOLUCION.**

Tenant's Signature \_\_\_\_\_

Date \_\_\_\_\_

Agent's Signature \_\_\_\_\_

Date \_\_\_\_\_

**Unit Description:**

**Tenant Must Submit Copy of Registration or Title & Insurance of each Unit Stored in Lot.**

All units parked at Park Row Storage & Morton Road Storage MUST have parking stickers and be registered with the office. We will tow Un-Stickered or Un-registered units at Tenant's Expense, EVEN if monthly fee is paid. PLEASE park the back of your unit 6' from the fence to avoid hitting it.

**Make:** \_\_\_\_\_ **Model:** \_\_\_\_\_

**Color:** \_\_\_\_\_ **Length:** \_\_\_\_\_ **Year:** \_\_\_\_\_

**License Plate #** \_\_\_\_\_ **State:** \_\_\_\_\_ **VIN #** \_\_\_\_\_

**Parking Sticker#** \_\_\_\_\_

**Make:** \_\_\_\_\_ **Model:** \_\_\_\_\_

**Color:** \_\_\_\_\_ **Length:** \_\_\_\_\_ **Year:** \_\_\_\_\_

**License Plate #** \_\_\_\_\_ **State:** \_\_\_\_\_ **VIN #** \_\_\_\_\_

**Parking Sticker#** \_\_\_\_\_

**Drive-Away or Personal Vehicle Left on Property ONLY if Applies:**

**Driver Name:** \_\_\_\_\_ **ID #:** \_\_\_\_\_

**Make:** \_\_\_\_\_ **Model:** \_\_\_\_\_ **Color:** \_\_\_\_\_

**Year:** \_\_\_\_\_ **License Plate #** \_\_\_\_\_ **State:** \_\_\_\_\_

**VIN #** \_\_\_\_\_ **Parking Sticker#** \_\_\_\_\_

**Tenant's Signature** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Agent's Signature** \_\_\_\_\_ **Date:** \_\_\_\_\_

## **PARK ROW AND MORTON ROAD PARKING RULES**

**1. I AGREE TO HAVE MY VEHICLE TOWED AT MY EXPENSE IF I PARK IT WITHOUT AUTHORIZATION OR A PARKING STICKER, EVEN IF MY MONTHLY FEE IS PAID. THIS IS A ZERO TOLERANCE STICKER POLICY. I WILL GET AUTHORIZATION FIRST.**

**2. I WILL NOT WASH OR WORK ON MY UNIT INSIDE THE YARD; IT IS AGAINST PARKING POLICY & AN ENVIRONMENTAL HAZARD. I WILL TAKE MY UNIT OUT FOR WORK AND REPAIRS.**

**3. I AGREE TO PAY A \$1000 FINE OR DISMISSAL FOR DUMPING TIRES, VEHICLE PARTS, OIL, FLUIDS, FURNITURE, GARBAGE, ETC. INSIDE THE YARD OR IN DUMPSTER. I WILL TAKE MY LITTER WITH ME AND KEEP MY SPACE CLEAN.**

**4. I WILL NOT GIVE OUT MY GATE CODE TO ANYONE OTHER THAN THE PERSON LISTED IN MY CONTRACT. THIS IS FOR THE SAFETY OF EVERYONE'S PROPERTY.**

**5. I WILL PARK THE BACK END OF MY UNIT 6 FT FROM THE FENCELINE TO AVOID HITTING IT. THIS INCLUDES MY PERSONAL DRIVEAWAY VEHICLE I LEAVE IN PLACE OF MY RIG**

**6. I WILL PROVIDE AN INSURANCE CERTIFICATE COPY FOR MY UNIT(S) & SEND RENEWALS TO [CIVELLODISPATCH@GMAIL.COM](mailto:CIVELLODISPATCH@GMAIL.COM). IF I DAMAGE PROPERTY IN THE FACILITY, I WILL BE RESPONSIBLE FOR THE DAMAGE. I WILL NOT HOLD FACILITY OWNER RESPONSIBLE FOR LOSS OR DAMAGES CAUSED TO MY PROPERTY.**

**7. I WILL NOT MOVE CONES LEFT ON THE GROUNDS, I UNDERSTAND THESE CONES ARE THERE TO SAVE A SPOT INSTEAD OF A PERSONAL VEHICLE. IF I USE A CONE, I WILL MARK IT WITH MY TENANT'S NAME. AT THE END OF MY CONTRACT, I WILL REMOVE MY CONE AND TAKE IT WITH ME.**

**8. I WILL GIVE A WRITTEN CANCELLATION NOTICE TO [CIVELLODISPATCH@GMAIL.COM](mailto:CIVELLODISPATCH@GMAIL.COM) BY THE 21<sup>ST</sup> DAY OF MY LAST MONTH OF PARKING.**

**I SIGN THIS STATEMENT ON MY OWN FREE WILL & I AGREE TO THE TERMS OF THIS SIGNED STATEMENT.**

TENANT SIGNATURE \_\_\_\_\_

TENANT NAME \_\_\_\_\_

DATE \_\_\_\_\_

RANDY CIVELLO – OWNER



# PARK ROW STORAGE AND MORTON ROAD STORAGE

20820 Park Row Drive Suite E  
Katy, Texas 77449  
281-828-7200 Office  
Email: [civellodispatch@gmail.com](mailto:civellodispatch@gmail.com)

## AUTOMATIC CREDIT CARD AUTHORIZATION

This authorization is for the following unit(s) \_\_\_\_\_

I hereby authorize **Park Row Storage OR Morton Road Storage** to automatically debit the monthly rent 2-3 days before the 1<sup>st</sup> day of the month for the unit(s) shown above from my credit card as shown below. As of this date, the total amount to be charged is \$ \_\_\_\_\_. Additional 3% cc service fee applied to cards.

This authorization will remain in effect until we receive written notification of its termination. We reserve the right, with advance written notification, to terminate your participation in this payment option. If an automatic debit is refused for any reason, including but not limited to over-credit limit charges, closed account, unauthorized account or incorrect expiration dates, we will not be able to process payment. In this event, late charges as set forth will be charged.

**TENANT MUST GIVE OWNER A WRITTEN EMAIL MOVE-OUT NOTICE BY THE 21 ST DAY OF LAST MONTH OF OCCUPANCY. TENANT WILL BE HELD LIABLE FOR MONTHLY RENTAL FEES PLUS LATE FEES INCURRED UNTIL WRITTEN MOVE-OUT NOTICE IS PROVIDED BY TENANT TO TERMINATE LEASE. Initial \_\_\_\_\_**

I agree to notify **Park Row Storage or Morton Road Storage** in writing/verbally of any changes to my account, expiration date or if I wish to terminate/start this payment option. I understand that I am still obligated to pay any outstanding amounts due.

### ACCOUNT INFORMATION

CREDIT CARD TYPE:           Master Card \_\_\_\_\_ Visa \_\_\_\_\_ Discover \_\_\_\_\_

\_\_\_\_\_  
Name as it appears on credit card – PLEASE PRINT

\_\_\_\_\_  
Billing Address, City, State, ZIP

\_\_\_\_\_  
Credit Card Number

\_\_\_\_\_  
Exp. Date (MM/YY)

\_\_\_\_\_  
3 Digit Code

\_\_\_\_\_  
Signature of Tenant

\_\_\_\_\_  
Printed Name of Tenant

Date \_\_\_\_\_