

AMERICAN SELF STORAGE RENTAL AGREEMENT

1880 W. Charter Way Stockton CA 95206 (209)463-9700

Occupant

Information

Name

Address

City

State

Zip

(Home)

(Business)

(E-Mail)

Social Security#

Driver's License#

State

Alternate

Person

Please provide the name and address of another person to whom the Preliminary Lien Notice and subsequent notices may be sent. (If none write "none")

Name

Address

City

State

Zip

Military

Are you or your spouse on active duty military service? Yes* No

Service:

**Military member's Name _____ DOB _____

Social

Commanding Officer's Name _____

Ph: _____

Space,

Space #: _____ Rent Due Date: _____

Rents,

Fees

Rent: _____ Admin. Fee: _____

& Charges

After 10 days of non payment: Late Fee: \$.01-\$60= \$10

\$60.01-\$99.99=\$15

\$100- or more=\$20 or 15% of the rent

(Whichever is greater)

After 14 days of non payment: Preliminary lien Charge: \$15

Outsourced mail charge : \$12

After 28 days of non payment: Lien Charge \$20

After 45 days of non payment: Inventory: \$50 Advertising: \$66

Bad Check Charge: \$25 Dumping Fee: \$100 + the cost of disposal Lock Cut: \$20 & \$50

NOTICE OF LIEN: Pursuant to the California Self-Service Storage Facility Act your property will be subject to a claim of lien for unpaid rent and other charges and may even be sold to satisfy the lien if rent and other charges due remain unpaid for fourteen (14) consecutive days.

American Self Storage, DBA: American Self Storage of Fairfield, (hereinafter Owner) rents to Occupant the storage space indicated above pursuant to the following terms and conditions:

TERM: The term of the tenancy shall commence on the date indicated above and shall continue until terminated on a month-to-month basis. The minimum rental term is one month.

RENT: The rent shall be the amount stated above and paid to Owner at the address stated above. Rent is due each month on the rent due date in advance and without demand. Owner reserves the right to require that rent and other charges be paid in cash, certified check or money order. Owner may change the monthly rent or other charges by giving Occupant fifteen (15) days advanced written notice by first-class mail at the address stated in this agreement. The new rent shall become effective on the next date rent is due. If Occupant has made advanced rental payments, the new rent will be charged against such payments, effective upon giving notice of the new rate. Payments exceeding 45 days late will not be accepted on the website, or over the phone; payments forms accepted after 45 days delinquent include, money order, cash, or cashier's check.

PARTIAL RENT PAYMENTS: Owner, at Owner's sole discretion, may accept or reject partial rent payments. Acceptance of partial payments of rent by Owner shall not constitute a waiver of Owner's rights and Occupant understands and agrees that acceptance of a partial rent payment made to cure a default for non-payment of rent shall not delay or stop foreclosure on Occupant's stored property as provided by the California Self-service Storage Facility Act.

CHANGE OF ADDRESS: Occupant's must provide address changes to Owner in writing. Such change will become effective when received by Owner. It is Occupant's responsibility to verify that Owner has received and recorded the requested change of address.

ADMINISTRATION FEE: Occupant agrees to pay the indicated non-refundable administration fee.

LATE FEES AND OTHER CHARGES: Occupant agrees to pay Owner the indicated late fee if rent is received ten (10) or more days after the due date. Occupant will pay Owner the indicated fee for each letter sent to Occupant notifying Occupant of the default. Occupant agrees to pay Owner the indicated "Bad Check Charge" plus all bank charges for any dishonored check. These fees are considered additional rent and are to compensate Owner for labor and other costs of collection. In the event of default, Occupant agrees to pay all collection and lien costs incurred by Owner.

CROSS COLLATERALIZATION OF SPACES: When Occupant rents more than one space at this facility the rent is secured by the property in all the spaces rented. Failure by Occupant to pay on any space shall be considered a default on all spaces rented. Owner may exercise all remedies including denial of access to the facility and sale of the property if all rent on all spaces is not paid when due.

GATE ACCESS REVOKED: When rent or other charges remain unpaid for ten (10) consecutive days, Owner may revoke Occupant's gate access code. Occupant will only have access to the space during office hours and must first check-in at the office prior to entry into the facility.

TERMINATION: Thirty (30) days advanced written notice given by Owner or Occupant to the other party will terminate this tenancy. Owner does not prorate rent; only full months' prepaid rent shall be returned to Occupant within fifteen (15) days of vacating the unit. Occupant must leave the space broom clean and in good condition. Occupant is responsible for all damages.

USE OF STORAGE SPACE: Owner is not engaged in the business of storing goods for hire and no bailment is created under this agreement. Owner exercises neither care, custody nor control over Occupant's stored property. Occupant agrees to use the storage space only for the storage of property wholly owned by Occupant. Occupant shall not store antiques, artworks, heirlooms, collectibles or any property having special or sentimental value to Occupant. Occupant waives any claim for emotional or sentimental attachment to the stored property. **Occupant agrees not to store property with a total value in excess of \$5,000 without the written permission of the Owner. If such written permission is not obtained, the value of Occupant's property shall be deemed not to exceed \$5,000.** Nothing herein shall constitute any agreement or admission by Owner that Occupant's stored property has any value, nor shall anything alter the release of Owner's liability set forth below.

HAZARDOUS OR TOXIC MATERIALS PROHIBITED: Occupant is strictly prohibited from storing or using materials in the storage space or on the facility classified as hazardous or toxic under any local, state or federal law or regulation, and from engaging in any activity which produces such materials. Occupant's obligation of indemnity as set forth below specifically includes any costs, expenses, fines or penalties imposed against the Owner, arising out of the storage or use of any hazardous or toxic material by Occupant, Occupant's agents, employees, invitees or guests. Owner may enter the storage space at any time to remove and dispose of prohibited items.

INSURANCE: Occupant, at Occupant's expense, shall maintain a policy of fire, extended coverage endorsement, burglary, vandalism and malicious mischief insurance for the actual cash value of stored property. Insurance on Occupant's property is a material condition of this agreement and is for the benefit of both Occupant and Owner. Failure to carry the required insurance is a breach of this agreement and Occupant assumes all risk of loss to stored property that would be covered by such insurance. Occupant expressly agrees that the insurance company providing such insurance shall not be subrogated to any claim of Occupant against Owner, Owner's agents or employees for loss of or damage to stored property. *In lieu of obtaining Insurance for your stored goods, OCCUPANT may obtain the SecureLease Protection Plan offered by OWNER. If purchasing the Protection Plan, OCCUPANT agrees to execute the Protection Plan Addendum. If proof of insurance is not provided, OCCUPANT agrees that OWNER may enroll OCCUPANT in the Protection Plan offered by OWNER to cover the full value of OCCUPANT'S stored property.*

RELEASE OF OWNER'S LIABILITY FOR PROPERTY DAMAGE: All personal property stored within or upon the storage space by Occupant shall be at Occupant's sole risk. Owner and Owner's agents and employees shall not be liable for any loss of or damage to any personal property in the storage space or at the self storage facility arising from any cause whatsoever including, but not limited to, burglary, mysterious disappearance, fire, water damage, rodents, Acts of God, the active or passive acts or omissions or negligence of the Owner, Owner's agents or employees.

RELEASE OF OWNER'S LIABILITY FOR BODILY INJURY: Owner, Owner's agents and employees shall not be liable to Occupant for injury or death as a result of Occupant's use of the storage space or the self storage facility, even if such injury is caused by the active or passive acts or omissions or negligence of the Owner, Owner's agents or employees.

TIME TO MAKE CLAIM OR BRING SUIT: Occupant must bring any claim that arises out of this rental agreement, the negotiations that proceeded this tenancy, or for loss of or damage to stored property within twelve (12) months of the date of the acts, omissions, or inactions that gave rise to such claim or suit or twelve (12) months after the termination of this rental agreement, whichever occurs first.

INDEMNITY: Occupant agrees to indemnify, hold harmless and defend Owner from all claims, demands, actions or causes of action (including attorneys' fees and all costs) that are hereinafter brought by others arising out of Occupant's use of the storage space and common areas, including claims for Owner's active negligence.

LOCKS: Occupant shall provide, at Occupant's own expense, a lock that Occupant deems sufficient to secure the space. If the space is found unlocked Owner may, but is not obligated to, take whatever measures Owner deems reasonable to re-secure the space, with or without notice to Occupant.

RULES AND REGULATIONS: Owner shall have the right to establish or change the hours of operation for the facility and to promulgate rules and regulations for the safety, care and cleanliness of the storage space or the preservation of good order on the facility. Occupant agrees to follow all rules and regulations now in effect, or that may be put into effect from time to time.

PROPERTY LEFT IN THE STORAGE SPACE: Owner may dispose of any property left or abandoned in the storage space or on the storage facility by Occupant after Occupant has terminated his or her tenancy. Occupant shall be responsible for paying all costs incurred by Owner in disposing of such property.

OCCUPANT ACCESS: Occupant's access to the storage facility may be conditioned in any manner deemed reasonably necessary by Owner to maintain order. Such measures may include but are not limited to, limiting hours of operation, requiring verification of Occupant's identity and inspecting vehicles that enter the storage facility. This facility has not been inspected by a Certified Access Specialist.

OWNER'S RIGHT TO ENTER: Occupant grants Owner, Owner's agents or representatives of any governmental authority, including police and fire officials, access to the storage space upon three (3) days advanced written notice to Occupant. In the event of an emergency, Owner, Owner's agents or representatives of governmental authority shall have the right to enter the storage space without notice to Occupant, and take such action as may be necessary or appropriate to protect the storage facility, to comply with applicable law or enforce Owner's rights.

NO SUBLETTING: Occupant shall not assign or sublease the storage space without the written permission of the Owner. Owner may withhold permission to sublet or assign for any reason or for no reason in Owner's sole discretion.

NOTICES: All notices required by this rental agreement shall be sent by first class mail postage prepaid to Occupant's last known mailing address or by e-mail to the e-mail address provided by the occupant. Notices shall be deemed given when deposited in the United States mail or sent to the electronic mail address provided by Occupant. Occupant agrees that mailed notice is conclusively presumed to have been received by Occupant five (5) days after mailing, unless returned to Owner by the U.S. Postal Service and that electronic mail notices shall be deemed delivered upon sending unless Owner receives notice of non-delivery within 48 hours of sending the notice. All statutory notices shall be sent as required by law.

NO WARRANTIES: No expressed or implied warranties are given by Owner, Owner's agents or employees as to the suitability of the storage space for Occupant's intended use. Owner disclaims and Occupant waives any implied warranties of suitability or fitness for a particular use.

NO ORAL AGREEMENTS: This rental agreement contains the entire agreement between Owner and Occupant, and no oral agreements shall be of any effect whatsoever. Occupant acknowledges that no representations or warranties have been made with respect to the safety, security or suitability of the storage space for the storage of Occupant's property, and that Occupant has made his own determination of such matters solely from inspection of the storage space and the facility. Occupant agrees that he is not relying, and will not rely, upon any oral representation made by Owner or by Owner's agents or employees purporting to modify or add to this rental agreement. Occupant understands and agrees that this agreement may be modified only in writing, signed by both parties.

SUCCESSION: All provisions of this rental agreement shall apply to and be binding upon all successors in interest, assigns or representatives of the parties hereto.

ENFORCEMENT: If any part of this rental agreement is held to be unenforceable for any reason, in any circumstance, the parties agree that such part shall be enforceable in other circumstances, and that all the remaining parts of this agreement will be valid and enforceable.

SPACE SIZE APPROXIMATE: Space sizes are approximate and for comparison purposes only. Spaces may be smaller than indicated in advertising or other size indicators.

NO ALTERATIONS: Occupant shall make no alterations to the interior or exterior of the space without the written permission of the Owner authorizing such alterations.

Do not sign this agreement until you have read it, including the provision on the other side, and fully understand it. This agreement limits the Owner's liability for loss of or damage to your stored property. If you have any questions concerning its legal effect, consult your legal advisor.

Occupant Signature

On Behalf of Owner

Date

SECURELEASE

Addendum to Self Service Storage Rental Agreement

Tenant: Unit #: Date:

Pursuant to the terms and conditions of your Rental Agreement, American Self Storage d/b/a American Self Storage of Stockton, CA ("Owner") is **not** liable for the loss of or damage to its Tenant's stored goods. As the Tenant, your goods are stored at your sole risk and you must insure your personal property while it is on the premises. Owner is offering SecureLease ("**SecureLease**"). SecureLease provides an option that may not require you to insure your stored goods and offers reimbursement to you for certain losses.

STATED VALUE \$ _____ Additional Rental Fee: \$ _____
Stated Value is defined as the full replacement value of your property that is stored. The Stated Value cannot exceed \$15,000 unless confirmed in writing by Owner. An increase in the Stated Value will result in a higher Rental Fee.

1. **The SecureLease Offer:** If you purchase SecureLease, Owner shall retain, rather than extinguish, liability it may have for the loss or damage to your stored goods up to your **STATED VALUE** of goods stored. The liability of the Owner under this SecureLease shall be for loss or damage that occurs as a result of the Owner's negligence or as a result of acts or omissions for which the Owner is liable under the law, including but not limited to vicarious liability, intentional tort, strict liability, and breach of common law or statutory duty and otherwise not excluded under the SecureLease. Owner will accept liability for actual physical loss of or damage to your stored property caused by:

- a) Fire, smoke, lightning, explosion, earthquake, windstorm, hurricane, tornado, water damage (damage caused by flood is not covered);
- b) Theft, vandalism or malicious mischief (thefts need to show forcible and violent signs of entry into a securely locked space and must be accompanied by a police report), riot, strike, civil commotion;
- c) Subsidence, building collapse, falling objects, weight of snow, ice or sleet;
- d) Impact of aircraft or vehicles.
- e) Moth, insect, rodent or vermin (up to \$500 only)

2. **SecureLease Limit:** The most the Owner will pay for loss or damage to your stored goods under this SecureLease is the **STATED VALUE** above. The Owner has no liability for loss of or damage to Tenant's stored goods beyond the **STATED VALUE** agreed to by Owner under the SecureLease purchased by you.

3. **Goods not covered under the SecureLease:** The Owner will not pay for loss of or damage to goods that are in the open and not in a locked fully enclosed storage space; accounts, bills, currency, deeds, evidence of debt, securities, money, or notes; any goods you are not permitted to store under the terms of the Rental Agreement; jewelry, watches, precious or semi-precious stones and stamps (exceeding \$500 combined total); furs, antiques, works of art, mobile phones, perfumery, wines, cigars, spirits and the like (exceeding \$15,000.00 combined total); consumer and commercial electronic items exceeding \$15,000 in total; stolen goods or contraband; livestock, explosives and flammables. This SecureLease does not cover motor vehicles, boats or other property if stored outdoors.

4. **Losses not covered under the SecureLease:**

- a) Loss or damage to Tenant's stored goods caused by flood,; surface water, underground water, storm, surge, waves, tidal water or overflow from any body of water, water that backs up through or overflows from a sewer drain or sump; mold, mildew, or wet or dry rot.
- b) Terrorist attack, war or military action.
- c) Loss or damage resulting from unknown or mysterious causes.
- d) Consequential loss of any kind or description.
- e) Nuclear reaction, radiation or radioactive, biological or chemical contamination.
- f) Moths, insects, rodents or vermin damage (covered up to \$500).
- g) Loss of data records other than the cost of blank data carrying materials.

5. **The Amount Owner Will Pay if there is a Loss:** For any single loss or damage covered under this SecureLease, Owner will be required to repair the item if repair is possible and where it is economical to do so. In the event of the total loss or destruction of any item, the basis of payment shall be the cost of replacing the item as new provided that the item is substantially the same as but not better than the original when new. Owner may decide to offer payment instead of cost to repair or replace. In no event will Owner pay more than the SecureLease **STATED VALUE**.

- a) Household linen and clothing: Owner will not pay for new replacement and will take into consideration the age, quality, degree of use and market value of any lost or damaged item(s)
- b) Documents: Where there is loss of or damage to documents, Owner will pay the reasonable costs of reprinting and/or reasonable costs of reissue and or reconstitution including, where applicable fresh research or exploration to obtain essential information.
- c) Pairs and sets: Where any items are part of a pair or of a set, payment shall only be for the actual items which are lost or damaged. No payment will be made for any items which are part of a pair or set which are not lost or damaged.

6. **Failure to Pay Rent:** SecureLease may not cover any damages or losses for any month that the SecureLease is not timely paid in full for the month. At Owner’s sole discretion, your participation in SecureLease may be reinstated upon payment of all rent and other charges due and owing, unless any loss or damage has occurred during the period of non-payment.

7. **Participation Termination:** Participation in this SecureLease may be canceled by you upon ten (10) days written notice to Owner. This SecureLease may be canceled by Owner upon thirty (30) days written notice to you (unless terminated earlier by rent non-payment).

8. **Time Limit for Notice:** Notice of loss and/or damage must be made to Owner at the time of the discovery of loss or damage to your property or at the time of the removal of your property from the unit, whichever is the soonest.

9. **Modifications to SecureLease:** The terms and conditions of this SecureLease are subject to change at the option of Owner upon thirty (30) days prior written notice. If so changed, the Tenant may terminate the SecureLease 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 Tenant purchases a SecureLease the next month, the change shall become effective on the date stated in the Owner’s notice and shall apply thereafter. Tenant is obligated to notify Owner if there is any change to the **STATED VALUE** otherwise Tenant warrants that the value is accurate.

10. **Cooperation:** As a condition to any payment under the Secure Lease, Tenant must cooperate with any licensed adjuster appointed by Owner to review Tenant’s alleged loss or damage.

11. **The Rental Agreement:** All terms and conditions of the Rental Agreement not specifically modified by this Addendum are in effect and binding on both Owner and you and are incorporated by reference herein.

NOTICE: This is not an insurance policy and the Owner is not an insurance company. The Owner shall perform the obligations described in this addendum. The Owner assumes this business risk on its own, but it may purchase insurance coverage to transfer part or all of the liability retained under this SecureLease.

TENANT

OWNER

Print your name

Manager/Owner’s Agent

Sign your name

Date

DECLINING SECURELEASE

I do not wish to participate in SecureLease.

I understand that under the terms of my Rental Agreement, I assume all risk for loss of or damage to my stored goods. I also understand that Owner shall not be liable for loss of or damage to my stored goods from any cause including the Owner's or its employees' active or passive negligence. By not participating in the SecureLease, I have released the Owner from liability for loss of or damage to my property, however caused.

I also understand that I am obligated to insure my stored goods.

If you choose not to participate in SecureLease, please sign this document and send it to the office with proof of insurance for your stored property.

TENANT NAME: UNIT:

Print your name

Sign your name

Date

SAMPLE LEASE AGREEMENT