

RENTAL AGREEMENT DATE:
 SPACE NO.
 MONTHLY RENTAL CHARGES:
 MONTHLY ANNIVERSARY DAY:
 MONTHLY BILLING ELECTION: Yes___ No___

OCCUPANT INFORMATION	SUMMARY OF MOVE-IN CHARGES
If alternate information is refused Occupant must sign below:	
OCCUPANT NAME	RENTAL CHARGES
RESIDENCE ADDRESS	
CITY, STATE, ZIP	LESS DISCOUNT
HOME PHONE	ADMINISTRATIVE FEE
WORK PHONE	CUSTOMER INSURANCE
DRIVING LICENCE #/ST/EXP	MERCHANDISE
DATE OF BIRTH	SALES TAX
AUTHORIZED FOR ACCESS	TOTAL MOVE-IN CHARGES
SOCIAL SECURITY #	PAID THRU DATE

THIS FACILITY IS OPERATED IN ACCORDANCE WITH THE CONNECTICUT SELF STORAGE FACILITIES ACT (CONNECTICUT STATUTES 42- 159 THROUGH 42-168 INCLUSIVE, WHICH IS THE SELF STORAGE REGULATION), WHICH SPECIFICALLY INCORPORATES BY REFERENCE THE PROVISIONS OF APPLICABLE STATE AND LOCAL LAWS RELATIVE TO AN OWNER'S LIEN FOR RENTAL CHARGES AT A SELF STORAGE FACILITY. BAILMENT OR DEPOSIT OF GOODS FOR SAFEKEEPING IS NOT INTENDED OR CREATED THROUGH THIS RENTAL AGREEMENT.

THIS RENTAL AGREEMENT (hereinafter known as "Rental Agreement") is executed on the date stated above by and between _____ as Agent for Owner (hereinafter referred to as "Owner") located at the above referenced address, and the individual or business listed above (hereinafter referred to as "Occupant") for the purpose of renting the Space number listed above (the "Space") which is part of a larger facility (the "Project"), which contains common areas for the use of Occupant and other occupants. OCCUPANT HAS EXAMINED THE SPACE AND PROJECT AND ACCEPTS THEM "AS IS." Occupant acknowledges that they are satisfactory for the storage of Occupant's personal property and that Owner does not represent or guarantee the safety or security of the Project or any of the personal property stored by the Occupant. Owner hereby disclaims any implied or express warranties, guarantees, or representations of the nature, condition, safety or security of the Project. THE RULES AND REGULATIONS POSTED AT THE PROJECT ARE BY REFERENCE MADE PART OF THIS RENTAL AGREEMENT. Owner shall have the right to modify rules and regulations to assist with the operation, safety, and cleanliness of the Project. Posting of such changes in the rental office shall make these changes a part of this Rental Agreement. Owner shall not be responsible for Occupant's failure to comply.

ACCESS

- Occupant shall have access to the Space and the Project and common areas of the Project only during such hours and days as are regularly posted at the Project. Such hours are subject to change by the Owner.

2) Owner may require verification of Occupant's identity, limit hours of operation, and require Occupant to sign-in and sign-out upon entering and leaving the Project.

3) Occupant shall provide a lock for the rental Space sufficient to secure Occupant's personal property. Occupant shall not provide Owner or Owner's Agents, authorized representatives, and employees (hereinafter collectively referred to as "Owner's Agents") with a key and/or combination to Occupant's lock. Failure to lock Occupant's Space shall constitute abandonment of all contents. If the Space is found without a lock, Owner shall deem such Space abandoned by Occupant and Owner shall prepare the Space for rental to another occupant.

TERMS AND CONDITIONS OF AGREEMENT

4) Occupant shall safeguard any property stored at the Project. It is Occupant's sole responsibility as to those persons who are given access to Occupant's Space. Owner does not have a key to the Space and accepts no shipments or deliveries on behalf of Occupant unless proper documents and waivers have been signed in advance and are on file in the rental office.

5) Occupant grants Owner and Owner's Agents or any governmental authority access to the Space: a) upon three (3) days prior written notice, b) upon default of the Rental Agreement by Occupant for 30 days, c) in emergency circumstances, or d) as required by law. In the event Occupant fails to grant access, Owner, Owner's Agents or the agents of any governmental authority shall have the right to remove Occupant's lock and enter the rented Space to examine the contents, to make repairs or alterations, to take reasonable steps to preserve the Space, to comply with the law, or to enforce Owner's rights. In addition, Occupant shall not make or allow any alterations of any kind or description to the Space. If Occupant does make unauthorized alterations to the Space, Occupant shall be liable for the cost to restore the Space to its original condition.

6) Occupant's obligation begins on the Rental Agreement Date listed above and shall continue on a MONTH-TO-MONTH basis.

7) The first Monthly Rental Charge and a one time, non-refundable, Administration Fee shall be paid on the Rental Agreement Date listed above. Owner shall not refund any part of the first full month's rent. Thereafter, the Monthly Rental Charge shall be due on the same day every month, hereinafter the "Monthly Anniversary Day". The period between consecutive Monthly Anniversary Days is hereinafter referred to as the "Rental Month". The last day of a Rental Month for which all Monthly Rental Charges have been paid is the "Paid Through Date." Occupant shall pay Owner at the Project's rental office, the Monthly Rental Charge, taxes and insurance in advance, without prior notice or billing from Owner. NO MONTHLY BILLS OR STATEMENTS WILL BE SENT TO OCCUPANT UNLESS ELECTED ABOVE. If Occupant elects to receive monthly billing, a service charge of \$1.00 per month shall be added to the Occupant's account.

8) Owner may adjust the Monthly Rental Charge effective on the next Monthly Anniversary Day after giving Occupant thirty (30) days written notice.

OTHER CHARGES

9) **In the event Occupant does not pay the Monthly Rental Charge by the 9th day following Occupant's current Paid Through Date, Occupant shall pay in addition to all other charges, a Late Fee of \$15.00. This Late Fee will be assessed on the 10th day following the Occupant's current Paid Through Date.** The Late Fee is a service charge. Any partial payment will be accepted prior to sending of the Notice of Lien Sale and will be applied first to fees and service charges, then to Monthly Rental Charges, taxes and Insurance.

10) A Non-Sufficient Funds Fee of \$25.00 will be charged to Occupant for any check or money order that is presented for payment, which is dishonored by the Occupant's financial institution or the issuing financial institution. In addition, a double-lock will be placed on the Space and Occupant's access denied until payment in full is received in the form of CASH ONLY. Occupant is solely responsible for resolving any claims with Occupant's own financial institution.

11) Owner may assess a fee of \$50 or the actual cost, whichever is greater for the removal of garbage from the Space or Project or for any damages caused by Occupant or guests.

12) OWNER'S LIEN AND INVENTORY FEE

OCCUPANT ACKNOWLEDGES AND AGREES THAT OCCUPANT'S PERSONAL PROPERTY STORED ON THE PROJECT WILL BE SUBJECT TO A CLAIM OF LIEN IN FAVOR OF OWNER FROM THE DATE THE MONTHLY RENTAL CHARGE AND OTHER CHARGES ARE DUE AND UNPAID, AND FOR EXPENSES REASONABLY INCURRED IN THE SALE OR DISPOSITION OF OCCUPANT'S STORED PERSONAL PROPERTY. OCCUPANT'S PERSONAL PROPERTY MAY BE SOLD TO SATISFY SUCH LIEN IF OCCUPANT IS IN DEFAULT UNDER THIS RENTAL AGREEMENT FOR A PERIOD OF 60 CONSECUTIVE DAYS.

All Monthly Rental Charges 30 days past due must be paid IN FULL in the form of CASH ONLY. If at the close of business on the 30th day following the Occupant's current Paid Through Date, the Monthly Rental Charge and other charges still remain past due, an Inventory Fee of \$85.00 will be assessed. A Notice of Lien Sale will be sent to Occupant and Owner may enter the Space and remove Occupant's stored personal property to an alternate location at the expense and risk of the Occupant. Owner may enforce Owner's Lien by selling Occupant's stored personal property at public or private sale, in accordance with the provisions of applicable law, and apply the net proceeds from such sale to the payment of all sums due to Owner. This remedy is cumulative with and in addition to every other

remedy given hereunder or hereafter existing at law or in equity. Acceptance by Owner of payment of less than all amounts due on default shall not constitute a cure of such default nor a waiver by Owner of any of its rights or remedies in connection with default. No act or conduct of Owner or Owner's Agents shall be deemed to constitute an acceptance by Owner for the surrender of the Space by Occupant prior to termination of the Rental Agreement unless Owner executes a written acknowledgment thereof. In the event of a sale as provided for in this Rental Agreement, it is further understood that the date of such sale shall constitute the date of termination. Such sale shall not release Occupant from obligation for amounts uncollected. It is further understood that Occupant will be denied access to the Project and Occupant's Space when the Monthly Rental Charges remain unpaid for more than 30 days. Notwithstanding Owner's right to deny Occupant access, occupant may, upon reasonable notice to Owner, have access to the Space during Owner's normal hours of operation of the Project for the purposes of viewing the contents therein, provided that Occupant must be accompanied by Owner at all times while viewing the contents of such Space.

OCCUPANT'S RIGHTS IN THE EVENT OF DEFAULT

13) Any time prior to lien sale, any person claiming a right to the Occupant's lien property may stop the sale by paying in full in the form of CASH ONLY all amounts owed. Occupant must lock the Space with Occupant's own lock if Occupant satisfies Owner's Lien and wishes to continue to occupy the Space. Upon release of such property to the payor, Owner shall have no further liability to any person for the lien property.

VALUE OF STORED PROPERTY

14) Property is stored under the supervision and control of Occupant. Owner exercises neither care, custody nor control over Occupant's stored property. Occupant agrees not to store personal property with a substantial value including, without limitation, cash value, replacement value, market value and SENTIMENTAL VALUE in excess of \$5,000. Occupant agrees that Owner's liability, if any, for loss or damage to Occupant's stored property shall not exceed \$5,000.

INSURANCE

15) **Occupant shall maintain comprehensive insurance coverage of at least 100% of the actual cash value of all personal property stored in the Space against damage by water, fire, extended coverage perils, vandalism and burglary. To the extent Occupant does not maintain insurance for the full value of the personal property stored, Occupant shall be deemed to have "self-insured." To the extent that Occupant has "self-insured," Occupant shall bear all risk of loss or damage. OCCUPANT'S PERSONAL PROPERTY STORED IN OWNER'S LEASED SPACE OR ON OWNER'S PROJECT IS NOT INSURED BY THE OWNER AGAINST LOSS OR DAMAGE** Occupant hereby releases Owner and Owner's Agents from any and all claims for damage or loss to personal property that are caused by or result from perils that are, or would be, covered under the required insurance policy and hereby waives any and all rights of recovery against Owner and Owner's Agents in connection with any damage which is or would be covered by any such insurance policy.

Occupant agrees to satisfy this requirement by selecting one of the following: (Occupant - Initial only one)

_____ A. Occupant will obtain the insurance policy described in the brochure provided by Owner, as evidenced by the attached Addendum. Occupant understands and agrees that the Owner is not an insurance agent and is only making the Occupant aware of the availability of customer storage insurance coverage. Occupant agrees to hold Owner and Owner's Agents harmless, without recourse, for any representations made by the insurance company with respect to claims, service, or benefits.

B. Occupant will obtain insurance coverage from a company other than the one named in the insurance brochure provided by Owner.

_____ C. Occupant elects to "self-insure" (PERSONALLY ASSUME ALL RISK OF LOSS OR DAMAGE).

LIMITATION OF OWNER'S LIABILITY AND INDEMNITY

16) Owner and Owner's Agents shall not be liable to Occupant for any damage or loss to any person, Occupant or property stored in, on or about the Project, arising from any cause whatsoever, including, but not limited to, theft, fire, mysterious disappearance, rodents, acts of God or the active or passive act, omissions or negligence of Owner or Owner's Agents except for damage or loss to Occupant or Occupant's Property resulting from Owner's fraud, willful injury or willful violation of law. Occupant shall indemnify and hold Owner and Owner's Agents harmless from any and all damage, loss, or expense arising out of or in connection with any damage to any person or property occurring in, on or about the Project arising in any way out of Occupant's use of Project. Notwithstanding anything contained in this Rental Agreement, in no event shall Owner or Owner's Agents be liable to Occupant for any amount in excess of \$5,000 for any damage or loss to any person, Occupant or any property stored in, on or about the Project. Owner and Owner's Agents shall not be liable for any intentional or accidental termination of power supply to the Project.

USE OF THE SPACE AND PROJECT AND COMPLIANCE WITH THE LAW

17) Occupant agrees that the Space and Project shall be used solely for the storage of personal property. Occupant understands and agrees that Owner is NOT A WAREHOUSEMAN. Occupant shall not store in the Space or on the Project property to which any other person or business has right, title, or interest. Occupant agrees that there are NO LIENS OTHER THAN OWNER'S LIEN UPON THE PROPERTY STORED, except as disclosed in the attached "Notice of Current Lien Holders". Occupant shall not store any improperly packaged food or perishable goods in the Space or on the Project. Occupant shall not store any personal property in the Space or on the Project which would result in the violation of any law of any governmental authority, and Occupant shall comply with all laws, rules, regulations, and ordinances of any and all governmental authorities concerning the Space and Project or the use thereof. Occupant shall not use the project in any manner that will constitute waste, nuisance, or unreasonable annoyance to other occupants in the Project. Occupant acknowledges that the Space and Project may be used for storage only, and that use of the Space and Project for the conducting of business or human or animal habitation is specifically prohibited. Occupant further acknowledges that he is responsible for any damage caused to the Space or Project by Occupant or individuals who are allowed access to the Space and Project by Occupant. Occupant understands that the use of electricity inside of the Space is strictly prohibited. If a vehicle is to be stored

in the Space, such vehicle must be in working condition, have a current registration and have insurance coverage in force. An Addendum to Rental Agreement for stored vehicles must be completed for each stored vehicle. Any vehicle for which there is not a valid Addendum will be deemed unauthorized and be subject to removal from the Space and Property.

IT IS SPECIFICALLY UNDERSTOOD AND AGREED THAT OCCUPANT SHALL NOT DEPOSIT, STORE, LEAVE, COMPOUND OR USE ANY HAZARDOUS OR TOXIC WASTE, SUBSTANCE OR MATERIAL WHICH SHALL BE DEEMED TO INCLUDE BUT SHALL NOT BE LIMITED TO THE FOLLOWING: ITEMS WHICH ARE VOLATILE, FLAMMABLE, COMBUSTIBLE MATERIALS, EXPLOSIVES, POISONOUS SUBSTANCES, PAINT, BATTERIES, TIRES, ASBESTOS, CHEMICALS, CORROSIVES, POLLUTANTS, ITEMS WHICH ARE COMBUSTIBLE WHEN EXPOSED TO MOISTURE, OTHER INHERENTLY DANGEROUS MATERIALS OR SUBSTANCES WHICH ARE INHERENTLY DANGEROUS TO THE SAFETY OR HEALTH OF ANY PERSON. OCCUPANT UNDERSTANDS AND AGREES THAT STORAGE OF SUCH HAZARDOUS OR TOXIC WASTE, SUBSTANCE OR MATERIALS IN THE SPACE IS UNLAWFUL AND OCCUPANT IS SUBJECT TO PROSECUTION, DAMAGES, AND PROPER DISPOSAL AND/OR REMOVAL AND ANY COSTS ASSOCIATED THEREWITH FOR ANY VIOLATION OF THIS DIRECTIVE. ANY VIOLATION HEREOF SHALL ALSO CONSTITUTE A DEFAULT UNDER THE RENTAL AGREEMENT.

Occupant's Initials X

TERMINATION OF THE RENTAL AGREEMENT AND VACATING THE SPACE

18) Occupant must provide Owner two (2) days verbal notice prior to vacating the Space. Upon termination of this Rental Agreement, no refunds (partial or full) will be given to Occupant for any prepaid Monthly Rental Charges. Any abandoned property may be retained by Owner as its property or disposed of in such manner as Owner may see fit. Owner may consider the lease terminated, the Space vacated, and may relet the Space anytime after the notification date provided. Owner may also terminate Rental Agreement by giving Occupant 15 days written notice by certified mail. Further, this Rental Agreement may, at the option of Owner, be terminated upon any default by Occupant under the terms of this Rental Agreement or the abandonment of the Space or Project by Occupant. Upon termination, Occupant shall remove all Occupant's personal property from the Space and Project and leave the Space in the same condition as delivered to Occupant.

19) If Occupant pays a security deposit for rental Space ("Security Deposit"), Owner will refund Security Deposit to Occupant, without interest, within 30 days of Occupant vacating the Space. Occupant shall leave Space clean and give two (2) days verbal notice to Owner at the Project rental office prior to vacating in order to receive a refund of any portion of the Security Deposit.

CHANGE OF ADDRESS

20) Occupant shall notify Owner of any change in Occupant's address or phone number within ten (10) days of the change. Such notifications shall be by certified mail, return receipt requested, or delivered in person at the Project's rental office. Failure by Occupant to notify Owner shall constitute a waiver by Occupant of any defense based on failure to receive any notice. Owner may exercise its right to double-lock Occupant's Space until such time as Occupant's current address and/or telephone number are provided.

ABANDONMENT

21) Occupant shall be deemed to have conclusively abandoned all property which remains in the Space or on the Project after the termination of this Agreement, upon fifteen (15) days notice from Owner, or when Owner concludes based upon other reasonable considerations, including, but not limited to an unlocked Space, that Occupant has abandoned the property and the Space. Owner may keep as its own, sell, destroy or otherwise dispose of abandoned property.

22) Except as required by law, or as otherwise provided for in this Rental Agreement, written notices or demands may be personally served or by pre-paid first class U.S. Mail to the last known address of the party to be served, as provided by this Agreement. Such notice or demand shall be complete on the date delivered, if personally delivered, or on the date of pre-paid, properly addressed deposit with the U.S. Postal Service.

ASSIGNMENT

23) Occupant shall not assign, sublease or jointly occupy the Space or any portion thereof without in each instance obtaining the prior written consent of Owner.

SUCCESSION

24) All of the provisions of this Rental Agreement shall apply to bind and be obligatory upon the heirs, executors, administrators, representatives, successors and assignees of the parties hereto.

ATTORNEY'S FEES

25) Occupant agrees to pay all costs, charges and expenses, including reasonable attorney's fees, incurred by Owner in connection with the collection of rent, the enforcement of any rights under this Agreement or any litigation in connection with this Agreement, except where Occupant prevails in such litigation.

Owner and Occupant hereby execute the Rental Agreement to be effective on the Rental Agreement Date, above.

OWNER

OCCUPANT

END OF RENTAL AGREEMENT

**ADDENDUM TO RENTAL AGREEMENT
NOTICE OF CURRENT LIEN HOLDERS**

PRIOR TO STORING ANY PROPERTY IN THE SPACE, OCCUPANT SHALL LIST IN THE SPACE PROVIDED BELOW, THE NAME AND ADDRESS OF EACH PERSON HAVING A VALID LIEN AGAINST ANY OF THE PROPERTY TO BE STORED IN THE SPACE. ATTACH SEPARATE SHEET IF NECESSARY.

Name: _____

Address: _____

Amount of Lien: \$ _____

Name: _____

Address: _____

Amount of Lien: \$ _____

Occupant's Initials X

Date: _____

Space # _____

**ADDENDUM TO RENTAL AGREEMENT
VEHICLE STORAGE INFORMATION
COPY OF CURRENT REGISTRATION FORM MUST BE ATTACHED
VEHICLE MUST BE OPERATIONAL**

Type of vehicle (car, truck, boat, camper, etc., make, model, yr, color)

Vehicle Identification Number: _____ License Number: _____

Insurance Carrier: _____

Address: _____

Telephone #: _____

Policy #: _____ Policy Expires: _____

Agent's Name: _____ Agent's Telephone #: _____

Other Information: _____

Occupant acknowledges that Owner does not provide insurance for motor vehicles. Occupant agrees to maintain at Occupant's expense, a policy of fire and extended coverage for theft, vandalism, and malicious mischief endorsements for the full value of Occupant's stored vehicle. To the extent Occupant does not maintain such insurance, Occupant shall be deemed to be "self-insured" and shall bear all risk of loss or damage. Occupant hereby releases Owner and Owner's Agents from any and all claims for damage or loss to the stored vehicle that are caused by or result from perils that are, or would be, covered under the required insurance policy and hereby waives any and all rights of recovery against Owner and Owner's Agents in connection with any damage which is or would be covered by any such insurance policy.

The described vehicle is the only vehicle permitted to be parked in the assigned Space.

Occupant agrees at all times to keep motorized vehicles in "driveable" or working condition and to keep trailers road-worthy. Occupant shall not use the Project or Space as a shop to repair, restore, modify, or otherwise work on the stored vehicle.

Occupant agrees that an unauthorized vehicle may be defined as, but not limited to, a) a vehicle not identified on an executed Addendum, b) a vehicle without a valid insurance policy in force or c) a vehicle which is not driveable or road worthy. Occupant further agrees that any unauthorized vehicle(s) may be removed by Owner at Occupant's expense and that Owner shall not be liable to Occupant for such removal.

Occupant acknowledges that Owner may from time to time establish additional rules and regulations regarding the storage of vehicles and Occupant further agrees to comply with said rules and regulations.

Owner's liability, if any, for loss or damage to Occupant's stored vehicle shall not exceed \$5,000.

Occupant's Initials X

Date: _____

Space # _____

WELCOME LETTER

Thank you for choosing _____. We're glad you've chosen us as the storage solution you can count on and hope you will tell your neighbors and friends about our facility.

We are here to serve and assist you in any way possible. Please contact the facility manager at _____ if you have any questions about your account, your rental, the facility in general, or have any other requests for assistance.

Below you will find a summary of your new rental. Please notify us if there are any discrepancies or if you have any questions. We appreciate your business and your total satisfaction is our goal!

RENTAL INFORMATION

Unit Number:

Rental Rate:

Insurance:

Services:

Taxes:

TOTAL:

Thank you for renting from