

D & M Huck Rentals LLC

Shielded Storage

Mailing Address: 103 Winters Dr., Marietta, OH 45750

(740)516-5608

Unit # _____

Welcome! The following information is for your reference. It contains some important suggestions and pertinent information about the policies of this self-storage facility.

1. **Your fee is \$_____ and is due on the first of each month.**
2. **We will not send you a bill.** Please mail your payment or bring it to the locked box located at the address listed above. A payment slot has been provided for your convenience.
3. **We do accept cash, check, or money orders for monthly payments.**
4. **Rent under this agreement is due on or before the first of the month and the penalty for late payment shall be at a rate of \$20.00 per month per number of space.** All payments are made by cash, check, or money order payable to **Shielded Storage** and mailed to **Shielded Storage, 103 Winters Dr., Marietta, OH 45750. If we have not received your payment by the first of the month your storage access will be denied.** In the event a storage facility that is locked for nonpayment should require unlocking, it will be unlocked upon request at the earliest convenience of the Licensor upon payment of \$20.00 charge for unlocking any overdue space rental payment under the Licensee pursuant to the terms set forth here in above.
5. After thirty (30) days past due Licensor shall have the right to remove Licensee's lock and remove and sell Licensee's property if any from storage and immediately re-rent said storage space to a third person. All money received upon sale of the Licensee's property shall be applied first to any delinquent rental payments and thereafter refunded to Licensee by mailing within 30 days to the last known address of the said Licensee.
6. Licensee does hereby accept the above-designated storage space "as is" and no representation expressed implied is made to Licensee concerning the condition of said property, EXCEPT as Licensee sees it in the first day of the lease.
7. **A \$30.00 fee is automatically charged on all returned checks as well as a \$20.00 late fee.**
8. Licensee shall be totally responsible for any and all articles stored within the enclosed storage space of Licensee and shall be totally responsible for furnishing and placing of all locks on the door of Licensee's storage space. We do not assume liability for the goods you store. Adding stored goods to an existing policy is generally quite inexpensive; we recommend contacting your insurance agency.
9. Do not use the rental unit for anything **but DEAD STORAGE**. Do not store any flammable, explosive or illicit materials. The unit is to be used for storage only. The unit is not used as a workspace or garage sale site. Licensee shall not, under any circumstances, place any type of heating unit (for the sole purpose of producing heat) within the storage space area, and to do so shall constitute immediate and imminent danger to real and personal property of Licensor and other third-party Licensees within the building.
10. The storage unit must be vacated on or before the first day of the month for which rent has been paid and all terms and conditions of this agreement are met by the tenant.
11. The storage unit must be broom cleaned, emptied, in good condition and ready to re-rent.
12. **Tenant's lock must be removed upon termination of occupancy. Failure to remove lock will result in your being charged the next month's rental and late fees.**
13. Licensor shall not be responsible for any rodent or pest damage.
14. The storage units are not temperature controlled.
15. Licensee shall not sublet to any other person, firm, or corporation without the express written consent of Licensor and to do so constitutes immediate default and cessation of Licensee's rights under the terms of the agreement.
16. **We do not prorate when you vacate a unit.** If your unit is not vacant on the first of the month, a full month's rent is due. There are no exceptions.
17. **Only one lock is allowed per door latch.** If more than one lock is found, you may be subject to a \$20.00 administration fee for the removal of that lock.

18. **Please keep us updated of any address changes and/or phone number changes.** Until we are notified in writing with your signature, the only valid address and telephone number present is on the lease.
19. Licenser shall be solely responsible of payment of all utilities, as well as maintenance and repair to the building walls and roofs, without any expense whatsoever to the Licensee. In the vent that the premises of any part thereof occupied by Licensee shall at any time of the term of this lease be destroyed or damaged by fire or other unavoidable casualty, so as to render the storage space unfit for use and occupancy, this license agreement shall immediately terminate without apportionment of the rent.
20. Please leave roads clear and do not block another tenant's door.
21. Delivery drivers to are to be met promptly and are not to block the front driveway in any circumstances.
22. We will strictly enforce all policies and conditions in our contract. We do not make exceptions!
23. **Thank you! We appreciate your business and look forward to your having a pleasant stay with us. If we can be of further help, please let us know.**

Tenant Signature

Date

RENTAL AGREEMENT

This agreement dated ____/____/____ between _____ (hereinafter referred to as "TENANT") and Shielded Storage (hereinafter referred to as "MANAGEMENT").

MANAGEMENT does hereby rent to TENANT storage unit number _____ (_____) in a building to be used as storage for personal or business property for the monthly rate of \$____ after taxed payable on the anniversary day of each month hereinafter. Rental payment is payable in advance.

MANAGEMENT acknowledges receipt for the conclusion of the (1st) month's rent and following month's rent. All payments made to MANAGEMENT pursuant to the agreement shall be applied first to administrative and late charges, then the balance to accrued and unpaid rent, this agreement shall expire on the anniversary day of each month and automatically renew for one (1) additional month, SUBJECT TO THE CONDITIONS ON THE NEXT PAGE. Rental payments made after day 10 of the month are subject to a \$20.00 Late Charge. Mailed payments must be postmarked by day 10 of the month to avoid Late Charge. A returned Check is subject to a charge of \$20.00.

TENANT shall give MANAGEMENT ten (10) days written notice to vacate in order to avoid responsibility for the payment of the next month's rent.

TENANT acknowledges that MANAGEMENT does not carry any insurance which in any way covers any loss whatsoever that TENANT may have or claim by renting the Storage Unit. All property stored in Storage Unit shall be at TENANT'S sole risk.

TENANT ACKNOWLEDGES THAT HE HAS READ THE CONDITIONS ON THE NEXT PAGE AND AGREES TO BE BOUND BY THEM.

Executed on _____

Tenant Name: _____

By (Management Agent): Dustin M. Huck or Mary E. Huck

(Tenant Signature)

(Management Signature)

(Tenant Company Name)

(Tenant Street Address)

(Tenant City, State, Zip)

(Tenant Phone Number 1)

(Tenant Phone Number 2 or Email Address)

Please Remit To:

Shielded Storage

103 Winters Dr.

Marietta, OH 45750

Conditions

1. Tenant further covenants with Management that at the expiration of terms of this Lease, peaceable possession of the premises shall be given to the Management, in as good condition as they are now, normal wear, inevitable accidents and loss by fire expected; and the Tenant agrees not to let, sublet, or assign the whole or any part of the premises without written consent of the Management. Tenant agrees not to affix shelving or other articles to the walls, ceiling or doors. Tenant must provide his own lock and keep unit locked at all times, using only one lock per unit door hasp.
2. Tenant shall not place or keep in the premises explosives, flammable liquids, contraband or other goods prohibited by the law and agrees abide by any rules promulgated by Management governing the use of these premises. Tenant shall not permit damage to the premises and shall indemnify and hold Management harmless from any claim or cause arising out of Tenant's use of the premises. Tenant assumes responsibility for any loss or damage to property stored by Tenant in the premises and may or may not elect to provide insurance coverage for the same. **MANAGEMENT DOES NOT MAINTAIN INSURANCE FOR THE BENEFIT OF TENANT, WHICH IN ANY WAY COVERS ANY LOSS WHATSOEVER THAT TENANT MAY HAVE OF CLAIM BY RENTING THE STORAGE SPACE OR PREMISES AND EXPRESSLY RELEASES MANAGEMENT FROM ANY LOSSES AND/OR DAMAGES TO SAID PROPERTY CAUSED BY FIRE, THEFT, WATER, RAINSTORMS, TONADO, EXPLOSION, RIOT, RODENTS, CIVIL DISTURBANCES, INSECTS, SONIC BOOM, LAND VEHICLES, UNLAWFUL ENTRY, OR ANY OTHER CAUSE WHATSOEVER, NOR SHALL MANAGEMENT BE LIABLE TO TENANT AND/OR TENANTS GUST OR INVITES OR AGENTS WHILE ON OR ABOUT MANAGEMENT PREMISES.**
3. All leases expire on the anniversary date of each month. The management may terminate said lease at his option if Tenant is not in full compliance with the terms of this Lease, subject to Management's approval. **TENANT'S FAILURE TO VACATE THE PREMISES OR REMOVE THEIR LOCK ON THE FIRST DAY OF THE MONTH AUTOMATICALLY RENEWS THE LEASE FOR ONE (1) MONTH.**
4. Tenant agrees to give management ten (10) days written notice of his/her intention to vacate his/her storage unit. **THERE ARE NO PRORATED RENT REFUNDS IN THE EVENT THE UNIT IS VACATED BEFORE THE FIRST OF THE MONTH.** If the unit is vacated on or after the first day of the month, a full month's rent is due.
5. Rental payments are due on the first (1st) of each month without demand. Payments made after day 10 of the month are subject to a \$10.00 Late Charge. Mailed payments must be postmarked by day 10 of the month to avoid the Late Charge. If rental payments are not paid in full within five (5) days of the due date, including Late Charge, and/or Returned Charge, of Miscellaneous Charge, the management may, at their option, declare the Tenant in default. No notice need be given of default. **MANAGEMENT DOES NOT SEND OUT BILLINGS FOR MONTHLY RENTAL CHARGES.**
6. The Management may, at their option, take possession of the goods in the Storage Unit on or after day 11 of the month if full payment is not received by the date. **Taking possession of the goods shall consist of over-locking the Storage Unit door to prevent Tenant's access to the Storage Unit until all rental, late fees, and miscellaneous charges are paid in full.**
7. The personal property in Storage Unit may be sold to satisfy the lien if Tenant is in default. Management shall have a lien on all personal property stored within each Storage Unit for rent, labor, or expenses reasonable incurred in the sale. **ONLY A PAYMENT IN THE FULL AMOUNT OF THE LIEN WILL BE ACCEPTED TO SATISY LIEN, PARTIAL PAYMENTS WILL NOT STOP ANY AUCTION PROCEDURES OR LEGAL ACTIONS.**
8. In the event Management 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 cost incurred.
9. Management will have the right in the event of an emergency to enter the storage unit with whatever reasonable force is necessary. They may at their discretion, deny access to premises in case of inclement weather or emergencies.
10. A returned check is subject to a charge of \$20.00, which shall be considered part of the rental. Unit shall be in default and overlocked by the Management, until amount of the returned check, returned check charge, and any additional charges due are paid in full.
11. The Monthly Rental rate, deposit amount, late charge, cut0lock, and returned check charge are each subject to increase on day 23 of each month. Tenant shall be given thirty (30) days written notice of such increases and this Lease shall be deemed to be so altered if the Tenant continues his/her occupancy beyond the effective date of the increase. **Tenant shall apprise Management of any change in his/her mailing address in writing within twenty (20) days of such change. A new Lease does not have to be executed for any new rental rate increases.**
12. Any right granted herein to Management may be exercised by Management's Rental Agent or other representative or agent.
13. The covenants herein contained shall extend to and be binding upon the parties hereto, their heirs, executors, administrators and assigns.

(Tenant Signature)