



Self-Storage Rental Agreement

Unit # _____

Start Date _____

TENANT INFORMATION: Tenant is (check one) ____ the individual signing this Agreement, or ____ a business (please print all information below).

Tenant's last name (or name of business if tenant is a business)

First Name

Middle Initial

Tenant's Mailing Address (PO Box or Street Address with Apt #, city, state, zip code)

Tenant's Email Address

Alternate Email Address

Tenant's Social Security # (or Tax ID #)

Tenant's Home Phone

Tenant's Cell Phone

Tenant's Work Phone

List person(s) with same access rights as Tenant. Lessor, at Lessor's option, may tell them Tenant's access code, space #, account status, and assist with lock cutting.

List name, address, and phone of person(s) who may be contacted in an emergency. (Do not list an individual living with you). Lessor may contact such person(s) in event of casualty (fire, flood, etc.), break-in or other emergency, or Lessor's inability to reach Tenant. Unless Tenant states otherwise in paragraph 6, Lessor may at Lessor's option allow other person(s) or Tenant's brother sister, spouse, parent, child over 18 or estate to have access to Tenant's space if such person signs an affidavit that Tenant is deceased, incarcerated, permanently missing or permanently incapacitated. Lessor may discuss Tenant's account with any such persons at any time.

1. TENANT INFORMATION. Tenant ____ is or ____ is not (check one) in the military. What branch? _____. If in the military, Tenant is at the time of signing this Agreement (check one or both if applicable) ____ in the reserves, National Guard, or Texas State Guard or __ on active duty. Tenant agrees to immediately notify Lessor of changes in Tenant's mailing address, email, phone #, or any information provided by Tenant. A change in mailing address or email address will not be effective unless the new address is COMPLETE, and the notice is mailed, faxed, or emailed to Lessor's address stated herein in WRITING and SIGNED and DATED by Tenant and actually RECEIVED by Lessor.

2. DOLLARS AND DATES. Tenant's right to occupy the space begins _____ and continues on either a month-to-month basis or annual basis (as specified below) until Tenant or Lessor provides WRITTEN NOTICE of intent to terminate this Agreement at least 30 days prior to Tenant vacating the leased space(s). If this Agreement covers multiple spaces, written notice of intent to terminate this Agreement must specify which rental spaces for which the notice applies, and charges specified below are" per space".

- (a) Unit Rent is (check one) ____ \$ _____ per month, -OR- ____ \$ _____ per year (13th month free with annual payment option).
- (b) Monthly rental due by the 5th day of month.
- (c) Initial late charge if rent not received by 5th of month. \$25.00
- (d) Subsequent late charge if rent not received by 10th of month. \$25.00
- (e) Returned/Rejected payment charge. \$50.00
- (f) Charges for returned mail (not providing address change). \$10.00
- (g) Charge for unlocked or improperly locked unit (to cover time and inconvenience of locking unit). \$25.00
- (h) Charge per day if Tenant fails to lock unit after 7-day notice. \$10.00
- (i) Charge for removing Tenant's lock when authorized. \$25.00
- (j) Charge for sending statutory notice of claim for unpaid sums. \$75.00
- (k) Charge for having to judicially evict Tenant for nonpayment (does not include attorney's fees or court costs). \$165.00
- (l) Charge per hour for removing and cleaning when Tenant fails to clean & remove all items from unit when vacating unit. \$50.00
- (L) Charge for conducting foreclosure sale at public auction for non-payment. \$250.00

3. PAYMENTS AND NOTICES. Payments may be made by PayPal, Auto-Draft of Bank Deposit Account, Debit Card or Credit card. However, Lessor may change permitted mode of payment at any time, upon notice to Tenant. If cash is accepted by Lessor, it is Tenant's responsibility to obtain and keep a receipt from management for each cash payment. All payments must be delivered or mailed to Lessor's mailing address in the signature block below. Notices to Lessor must be hand delivered, mailed, faxed, or emailed. When giving notice to Lessor, Tenant had the burden of proving delivery to Lessor. **NOTICE MAY BE PROVIDED TO TENANT VIA EMAIL IF TENANT ELECTS TO PROVIDE AN EMAIL ADDRESS.**

Debit/Credit Card Authorization:

Cardholder Name (Exactly as on Card) Card # Expiration CVV

Bank Account Auto-Draft Authorization:

Name on Bank Account (Exactly as on Account) Bank Name Account # Bank Routing #

- 4. **STORAGE ITEMS.** Lessee shall use the storage unit for storage purposes only and will not store live animals or perishable goods inside the premises. Lessee acknowledges that the unit is not be used as a dwelling, place of business, or for any purposes other than storage of personal property. The Lessee may not store anything outside of the secure storage facility provided. **Illegal activities and items are always prohibited on the premises.**
- 5. **PERSONAL PROPERTY.** The property inside the unit is the sole responsibility of the Lessee. The Lessor does not assume or imply responsibility for the Lessee’s property at any time. Upon cancellation of this storage rental agreement, the Lessee shall have 24 hours to remove all property from the unit being rented. Any property remaining in the unit past that time shall become the property of the Lessor. The Lessor will hold no liability for any damages that may incur from the items being stored on the property.
- 6. **MAINTENANCE.** The Lessee will always keep the unit rented in clean and well-kept condition during this storage rental agreement. Should periodic maintenance or repairs be necessary, the Lessor agrees to notify the Lessee 24 hours prior to making such repairs.
- 7. **ELECTRICITY.** A double 110-volt electrical plug is provided in each storage unit. The electric plugs are provided for Lessee’s use to power trickle chargers to keep boat and RV batteries charged while in storage and for short term (less than 24 hour) electrical power needs. Lessee shall not use the electrical plugs to power freezers, refrigerators, coolers, heaters or any other appliance or device other than those specified above.
- 8. **SECURITY & LIABILITY.** The Lessee understands there will be no provided security for the storage unit and all property stored will be under the sole liability of the Lessee. The Lessor will not be responsible for any loss, or damages that may incur from the storage of property.
- 9. **DAMAGES.** Lessee agrees to be held solely responsible for any damages to the unit beyond normal wear and tear, as defined by law. Should damage beyond normal wear and tear be discovered, the Lessee agrees to pay for such damages prior to retrieving their property from the storage unit.
- 10. **TERMINATION.** Either party may request the termination of this agreement with 30 days prior written notice. Notification must be in written form and sent via email or by certified mail to the responding party.
- 11. **AMENDMENT.** This storage rental agreement may not be amended, redacted, or otherwise altered except through written amendment signed by both parties.
- 12. **SEVERABILITY.** Any article of this storage rental agreement deemed unenforceable, illegal, or unfair by a court of law shall be replaced by an acceptable article accomplishing the same basic goal of protecting both parties and their rights as they relate to this storage rental agreement. If any terms or conditions in this storage rental agreement are found to be unenforceable all remaining terms and conditions will remain in full effect.
- 13. **COPIES AND ATTACHMENTS.** No other agreements exist unless stated below or in an attached addendum or supplemental rules (which prevail over this printed form) attached to Lessor’s and Tenant’s copy of this Agreement are (if checked):

| | | |
|--|--|---|
| <input type="checkbox"/> Vehicle/Trailer addendum (form) | <input type="checkbox"/> Supplemental rules, dated | <input type="checkbox"/> Form of change of Tenant contact information |
| <input type="checkbox"/> Boat addendum (form) | <input type="checkbox"/> Insurance application | <input type="checkbox"/> Other addendum, dated |
| <input type="checkbox"/> RV addendum (form) | <input type="checkbox"/> Move-out notice (form) | <input type="checkbox"/> Other _____ |

TENANT

X _____
Signature of Tenant or Tenant’s authorized agent (title, if any)

LESSOR

Signature of Lessor’s agent

Printed name of individual signing

Driver’s license of individual signing

Vehicle License Plate

RV or Boat License Plate

Date of Signature

Facility name and address are shown below. Facility name or assumed names of Lessor. Mailing address for all payments and notices to Lessor is shown below. Lessor’s phone # and email address are also shown below:

| | |
|-------------------------------|-------------------------------|
| <u>Mailing Address</u> | <u>Physical Address</u> |
| Gulf Breeze Boat & RV Storage | Gulf Breeze Boat & RV Storage |
| 774 Westlake Trl | 101 N. Twelfth Street |
| Victoria, TX 77905 | Fulton, TX 78358 |

www.storeyoursatgulfbreeze.com
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