

RENTAL AGREEMENT

This agreement dated _____, between _____ (hereinafter referred to as "TENANT") and San Felipe Storage LLC (hereinafter referred to as "MANAGEMENT").

MANAGEMENT does hereby rent to TENANT storage space number _____ (_____ x _____) in a space located at 1571 San Felipe Rd Hollister CA 95023, Hollister, CA 95023 to be used as storage for personal or business property for the monthly rate of _____ payable on the first (1st) day of each month hereinafter. Rental payment is payable in advance.

MANAGEMENT acknowledges receipt of _____ as per your receipt, including the first (1st) month's rent (which has been prorated to the first (1st) day of next month where applicable). 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 last 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 __ of the month are subject to a _____ Late Charge. Mailed payments must be postmarked by day __ of the month to avoid Late Charge. A returned Check is subject to a charge of _____. There is a one-time _____ non-refundable administrative fee charged when Tenant signs this lease.

Initial Here: _____ TENANT shall give MANAGEMENT thirty (30) day written notice to vacate in order to avoid responsibility for the payment of the next month's rent. THERE ARE NO PRORATED RENT REFUNDS IN THE EVENT THE SPACE IS VACATED BEFORE THE LAST DAY OF THE MONTH. If the space is vacated on or after the first of the month, a full month's rent is due.

TENANT is an active member of the United States Armed Forces Yes _____ No _____

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 or Storage Space. All property stored in the Storage Unit shall be at TENANT'S sole risk.

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 excepted; and the Tenant agrees not to let, sublet, or assign the whole or any part of the premises without written consent of the Management. Costs associated with the disposal and cleaning of units vacated not in good condition shall be borne by Tenant and become part of the rental.
2. Tenant shall not place or keep in the premises explosives, flammable liquids, contraband or other goods prohibited by the law and agrees to 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 of action 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 OR 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, TORNADO, 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 TENANT'S GUEST OR INVITES OR AGENTS WHILE ON OR ABOUT MANAGEMENT PREMISES.**

Initial Here: _____

3. All leases expire on the last day 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 ON THE LAST DAY OF THE MONTH AUTOMATICALLY RENEWS THE LEASE FOR ONE (1) MONTH.**
4. Rental payments are due on the first (1st) of each month without demand. Payments made after day __ of the month are subject to a _____ Late Charge. Mailed payments must be postmarked by day __ 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 Charges, and/or Returned Check Charges, Management may, at his option, declare the Tenant in default. No notice need be given of default. **MANAGEMENT DOES NOT SEND OUT BILLINGS FOR MONTHLY RENTAL CHARGES.**
5. The personal property in a Storage space may be sold to satisfy a lien if Tenant is in default. Management shall have a lien on all personal property stored within each Storage space for rent, labor, or expenses reasonably incurred in the sale. All moving, storage and/or sales costs associated with sale of goods shall be borne by Tenant. After a lien against the personal property in the space arises, **ONLY A PAYMENT IN THE FULL AMOUNT OF THE LIEN WILL BE ACCEPTED TO SATISFY THE LIEN, PARTIAL PAYMENTS WILL NOT STOP ANY AUCTION PROCEDURES OR LEGAL ACTIONS.**
6. 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.
7. Management will have the right to enter the storage spaces for maintenance or security issues. They may at their discretion, deny access to premises in case of inclement weather or emergencies.

8. A returned check or reversal of a credit card payment is subject to a charge of _____ and or Non Sufficient Fund Fee , which shall be considered part of the rental. That space shall be in default and Management shall deny access until amount of the returned check, returned check charge, and any additional charges due are paid in full. Payment must be made by money order or certified check.

9. The Monthly Rental rate is subject to increase. Tenant shall be given a thirty (30) days written notice of such increases and this Lease shall be deemed to be so altered if the Tenant continues his occupancy beyond the effective date of the increase. Notice shall be deemed given when Management deposits first-class mail, postage prepaid to Tenant at address given on this Lease or official change of address. 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.

10. Any right granted herein to Management may be exercised by Management's Rental Agent or other representative or agent.

11. The covenants herein contained shall extend to and be binding upon the parties hereto, their heirs, executors, administrators and assignee.

12. Only one Vehicle, Trailer ECT may stored in a space.

13. Only the use of non plastic tarps is allowed if properly secured to the Vehicle or trailer stored. Management will give Tenant Two (2) weeks notice to remove all worn or torn tarps. If not removed management reserves the right to have such items removed, any reasonable costs incurred by management such as Labor shall be borne by Tenant

TENANT ACKNOWLEDGES THAT HE/SHE HAS READ THE CONDITIONS AND AGREES TO BE BOUND BY THEM.

Executed on _____,

Tenant Name: _____

By (Management Agent): _____

(Tenant Signature)

(Management Signature)

Lease Number: _____

(Tenant Company Name)

Please Remit To:

(Tenant Street Address)

San Felipe Storage LLC
1571 San Felipe Rd Hollister CA 95023
Hollister, CA 95023

831 634-1993

_____, _____
(Tenant City, State, Zip)

831 535-0118-fax

(Tenant Home Phone)

(Tenant Work Phone)

(Tenant Drivers License No.) (State)

**San Felipe Storage
Po Box 1365
Tres Pinos, CA 95075
831-634-1993
831-535-0118 fax**

Credit Card Authorization Form

Dear Management:

I, _____, authorize San Felipe Storage, of PO Box 1365, Tres Pinos CA 95075 or any of its representatives to charge monthly the Credit Card listed below for all fees associated with unit, and am the authorized signature of such card for the amount listed on the Rental Agreement.

TENANT shall give MANAGEMENT thirty (30) days written notice to vacate in order to avoid responsibility for the payment of the next month's rent. If the space is vacated on or after the first of the month, a full month's rent is due.

Credit card: Visa, MasterCard, American Express

Credit card # _____

Exp. Dte _____

Signature Authorizing card holder.

Tenant Name: _____