



Self-Storage Rental Agreement

This rental agreement made and entered into the _____ day of _____, 20____, by and between Community Storage & Properties, Ltd., Landlord, and _____ Tenant. In consideration of the obligation of Tenant to pay rent and perform the other terms, covenants and conditions of this rental agreement, Landlord hereby leases to Tenant storage unit number _____ on the property of Landlord for the rental agreed upon of \$_____ per month payable in advance on the first day of the rental agreement. **Payments are to be mailed to Box 151, Huntsville, Ohio 43324.**

Security Deposit:

Tenant shall deposit with Landlord an amount set forth by the Landlord for security and clean up deposit, which shall be returned to Tenant provided the premises are returned to Landlord upon the termination of this lease in the same condition as they were in at the beginning, and have paid all rental agreed on during the term hereof.

Use:

The space shall be used and occupied by the Tenant, and only for the purpose of storing personal property, and for no other purpose without the written consent of the Landlord. Space shall not be used for any other purpose or in any other manner which violates city, county, state, or national laws, or the regulations or requirements of any governmental authority; not for the storage of any explosive or highly dangerous substance which creates a nuisance in or upon or connected with said space or said premises.

Insurance & Indemnity:

Each party hereto waives their respective right of subrogation against the other part. Landlord shall not be liable to Tenant or any other person for any loss, injury or damage to Tenant, and employee, agent, or guest or Tenant, to the personal property of Tenant or any other person arising from any cause whatsoever including, without limitation, any acts of negligence, improper construction to failure to repair any building or improvements on the premises. Tenant hereby agrees to indemnify Landlord and hold it harmless from any loss, expense claims arising out of such damage or injury, nor shall Landlord be liable to Tenant for any loss or damage that may occasioned by or through the act of omission of other Tenants of the premises, or of any other person whatsoever. Tenant further agrees to indemnify and hold Landlord harmless from and against any damage caused by any act or omission by Tenant, employees, agents, or guests of Tenant, or caused by the use of the premises by Tenant.

Late Fees:

Rent is due the first of each and every month until the termination of the lease by the Tenant and/or Landlord. For each month that the rent for said storage unit is more than ten (10) days after the first of the month a \$10 late fee will be assessed. **There are no exceptions to this procedure.**

Default:

If the tenant defaults in the payment of rent or in the performance of any of its' obligations under this Storage Facility Rental Agreement, the Landlord may deny access to the storage unit and the Tenant's personal property by overlocking the unit. Landlord shall also have all rights, duties, and remedies as set forth in Ohio Revised Code 5322.03.

Notice:

Any notice required under the terms of this agreement shall be made to Landlord at **P.O. Box 151, Huntsville Ohio 43324** and to Tenant at the address listed above the signature on this agreement. Tenant shall notify Landlord in writing of any change of address and/or phone number for the purpose of notification.

Cancellation:

Landlord and Tenant shall each have the right to terminate this rental agreement for any reason by giving ten (10) days advance written notice of such termination.

Cleaning:

Upon vacating the space, Tenant agrees to clean the space thoroughly or pay Landlord for the cleaning necessary to restore the space to its condition when Tenant's possession commenced, natural wear and tear expected.

Relationship of Parties (Assignment & Subletting) :

It is understood and agreed upon by the parties hereto that no provision of this rental agreement or any act of the parties hereto shall be deemed to create any bailment or any relationship of Lessor and Lessee. This rental agreement shall in no event be construed as a conveyance by Landlord of any estate in the land, and Tenant shall have no right to assign this agreement to sublet the space.

Alterations:

Tenant shall not make any alterations, apply paint, or other decorative materials, display signs or other identifications, nor attach anything to the interior or exterior of the space nor elsewhere on the premises without the prior written consent of Landlord. Consent may be withheld in the absolute and sole discretion of the Landlord.

Successors & Assigns:

This agreement shall be binding upon and inure to the benefit of the Landlord and Tenant and their respective heirs, executors, administrators, legal representatives, successors and assigns.

If any term or provision of this rental agreement to the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable, the remainder of this rental agreement shall not be affected thereby and each term and provision of this rental agreement shall be valid and enforced to the fullest extent permitted by law.

It is understood that CS & P, Ltd. **does not prorate** on move-outs.

Entire Agreement:

The foregoing constitutes the entire agreement between the parties described above.

Signed this _____ day of _____ 20_____

By: X _____, Lessee Date of Birth _____

Mailing Address: _____ City _____ St _____ Zip _____

Physical Address: _____ City _____ St _____ Zip _____

Home Phone: _____ Work Phone: _____

Social Security Number _____ Drivers License Number _____

Employer _____

In case of a problem, please call: (Name) _____ (Phone) _____

----- For Office Use Only -----

By: X _____, Lessor
Community Storage & Properties, Ltd.

Sign in Charge: _____ Type of Payment: Cash Check Credit Card

Deposit Amount: _____

Total Due: \$ _____

Contract Notes: _____

