

RULES AND REGULATIONS

The following Rules and Regulations are designed to enhance the enjoyment of the tenants, to maintain the premise, and to develop a good relationship between resident and the management. Compliance in the following areas is vital to you lease agreement.

1. Tenant may not assign or sublet this agreement or the Unit.
2. Tenant is responsible to notify landlord of any change in address or phone number. Tenant understands that landlord has the right to place an override lock on his unit if not provided with current address and current operating phone number.
3. Tenant shall abide by all rules and policies that are now in effect or that may be into effect from time to time, including those posted on the site.
4. Landlord or an agent or any government authority including police and fire officials may at any reasonable time enter to inspect the premises or make repairs.
5. Landlord or an agent may show the premises to prospective purchasers of the property or to lending institutions or their representatives, or if notice of termination of this tenancy has been given, to prospective tenants.
6. Landlord reserves the right to relocate Tenant, without expense to Tenant, to any compartment of comparable size and character.
7. Tenant, guest of the tenant, or other person authorized by the tenant, shall not engage in criminal activity or in any act to facilitate criminal activity on or near the said premises. This activity includes, but is not limited to, burglary/theft, trespassing, criminal damage, violation of fire or building codes, and "drug-related" criminal activity. "Drug-related" criminal activity means the illegal manufacture, sale, distribution, use, or possession with intent to manufacture, sell, distribute, or use of a controlled substance (as defined in Section 102 of the Controlled Substance Act [U.S.C. 802]).
8. Tenant, or any other person who has authorized access to the storage facility will not permit the storage locker to be used for, or to facilitate criminal activity regardless of whether the individual engaging in such activity is a tenant, or a guest.
9. The Unit may be used and occupied only for the purpose of storing personal property and for no other purpose. Tenant shall not use the Unit for the storage of live animals or animal carcasses, flammable chemicals, paint, other hazardous material, or any other material, which violates applicable fire regulations or other governmental requirements.
10. Tenant agrees to keep unit locked at all times. If unit is left unlock, tenant agrees Landlord has the right to attach lock to tenants unit at tenant's expense.
11. Landlord has the right to contact tenant by fax or e-mail.
12. No person is permitted to provide maintenance work unless authorized in writing by Management
13. Vehicles cannot be left unattended, or parked overnight without management approval. Non-compliance with this rule can result in immediate impoundment at the vehicle owner's expense.
14. Cardboard dumpster is for cardboard only. All cardboard boxes shall be broken down before disposal.
15. Tenants leaving behind furniture and appliances shall be subject to a removal fee.
16. No smoking inside the Climate Control building and Non Climate Control storage units.
17. Tenants are not allowed to tamper with or change the thermostats.
18. Doors to the climate control buildings must be kept closed at all times.
19. Tenant hereby accepts _____ access card(s). An additional security deposit in the amount of _____ was paid for the additional access card(s)

Card numbers _____

A \$10.00 replacement fee will be charged for the replacing any lost or damaged card(s) during the rental agreement term. All access cards not returned upon termination of rental agreement will result in a forfeiture of \$10.00 per key from tenant's security deposit.

Failure of the tenant(s) to observe and fulfill any of the above Rules and Regulations shall constitute a breach of the lease. This is a legal binding document and you are encouraged to seek legal consul if you do not understand any of the terms.

Tenant: _____

Date: _____