

PENNFIELD
SELF STORAGE

ITEMS OF UNDERSTANDING

1. Our units are not climate controlled. Therefore, the concrete floors and metal will condensate and create moisture with humidity and changes in temperatures. You should take proper precautions to protect your property. There is a water barrier on the ceiling to protect any condensation from falling on your property. Storing in the unit is much like putting items in your garage.
2. We do our best to prevent mice, insects, and spiders from being in the unit. However, it is impossible to prevent this in all cases. Your neighbor might move out and leave the door open allowing them to enter. You may take precautions by using traps or other means of protecting your property from damage.
3. During the winter months, we will do our best to keep the alleys between the buildings plowed. **We do not shovel the snow directly in front of your unit door.** Be prepared for these conditions.
4. We do not have a master key to your lock. If you lose your key, you will be responsible for the charges to have the lock removed. An additional lock will be provided at a cost.
5. We do not give your gate code to anyone except for the person named on the contract. If you wish to have someone else to have access, you should provide them with the code.
6. The dumpster is not for tenant's use. Please do not leave any unwanted items by the dumpsters. The dumpsters are locked for a reason. They are intended for office use.
7. Do not park up front and walk back to your unit. The gate will close behind you, and you will not be able to exit the gate.
8. The back area has many slopes. There are times when it can be very slippery. We encourage you to be very careful during these times as we don't want you to fall.
9. Your lock should be placed on your unit immediately after renting. This prevents someone else from placing their items in your unit.
10. Make sure the locking mechanism is slid all the way over before you put your lock on the unit. Failing to do so will cause the unit to remain unlocked. **You should only have one lock on the unit.**
11. Make sure you remove and take the lock with you when you move out. It is yours to keep.
12. We do not provide any type of outdoor storage.

Tenant Signature of Understanding:

PENNFIELD SELF STORAGE
19915 CAPITAL AVE NE STE 200
BATTLE CREEK, MI 49017
PHONE 269-962-4484
FAX 269-962-6773

Client Gate Code _____
OFFICE HOURS: 9-5 MON-FRI
GATE HOURS: 24/7
GATE EMERGENCY: 269-209-5970
GATE EMERGENCY: 269-964-8375

UNIT # _____ RENT _____ per month Security Deposit \$20

1. This lease is by and between PENNFIELD SELF STORAGE (landlord) and the Undersigned (tenant) on a month-to-month basis. Rates are subject to change.
2. Tenant agrees to pay, in advance, on or before the _____ of the month, including Sundays and Holidays, the amount of the monthly rent set forth in the schedule above. A statement will be mailed ten days prior to the due date; tenant agrees to pay an additional late fee of \$15.00 per month for each month that the monthly rental payment is not received starting **10 days from the due date**. Tenant agrees that the landlord may restrict access to the rental unit, if the rental payments are not made timely. The rental space will not be released by the landlord until all charges due are paid in full by the tenant. The initials of the tenant indicates they fully understand this clause. (_____)
3. NOTICE: If you fail to make your required payments, you are required to vacate the unit, or your property may be later sold at a public sale. Before the sale, you will be notified by first class mail and by certified mail the amount due. The notice will be mailed to your last known address. In order to reserve your right to be notified, **it is your responsibility that you notify us of any change in your mailing/billing address or phone number**. Also, you should supply us with the name, address, phone number, and e-mail address of another person who can reach you if we are unable to contact you.
4. Ten days after the due date, a reminder notice will be mailed. This is when we will restrict access to the unit and the late fee applied. If not paid, you will be mailed a Notice of Pre-Lien, Notice of Lien, and a Notice of Sale. The Notice of Sale will be advertised with a sale date. All charges must be fully paid by the time of the sale including lock removal and advertising costs. The initials of the tenant indicates they fully understand this clause. (_____)

5. Tenant acknowledges that the unit is in good condition, debris free, swept, and clean condition upon renting. Tenant also agrees to deliver the unit at the end of the term in the same condition. Tenant agrees that any damage to the unit caused by tenant's act or neglect will be repaired, and the tenant will reimburse the landlord the cost of such repairs. The landlord and his agents will have the right to inspect, repair, or maintain the premises at their discretion.
6. Tenant agrees that use of premises is prohibited to storage of non-explosive, non-toxic, non-combustible and otherwise lawful and harmless personal property owned by the tenant. Activities such as repair work, maintenance work, workshops or garage sales are strictly prohibited.
7. Units must be locked immediately upon rental to avoid someone else placing their items in your unit. We will provide you with the initial lock. Any additional locks will have to be purchased. **If you lose the keys to your lock, you will be responsible for the cost of having the lock removed. Pennfield Self Storage does not keep a master key to your lock.** Upon moving out of the unit, the lock should be removed. The lock is yours to keep and should not be returned to us.
8. Vehicle parking is allowed ONLY for loading and unloading. We do not offer outdoor storage for any kind of vehicles, watercraft, or trailers at this time.
9. Tenant acknowledges that the landlord does not provide insurance for the contents of their unit. In addition, tenant agrees to assume all the risk of loss to any of the tenant's property located on premises owned by Landlord regardless of the cause of such loss, including, but not limited to theft, fire, vandalism, water, mold, windstorm, mice or any other casualty. The initials of the tenant indicates they understand this clause. (_____)
10. Landlord and tenant agree that either party upon verbal or written notice may terminate this lease. When the unit is completely vacated, **tenant should verify "check out" of the unit with rental office within 24 hours to assure unit is broom swept clean, debris free, and no damage done. We do not pro-rate rent if you rent the unit less than one month.** A full month's rent will be charged for the first month. Once unit is vacated and tenant's lock is removed, tenant forfeits all rights to occupy or to control this unit. (_____)

11. Tenant hereby deposits the amount shown with the landlord as a security for tenant's performance of the terms of this lease. Tenant agrees that said deposit will be returned to tenant only if each and every one of the following conditions have been met: A. Storage unit is left broom clean, undamaged, and all property materials or debris have been cleared from premises. B. All rent, late charges, damage assessments and any other sums are paid in full.
12. We do not provide a dumpster for any items unwanted by the tenant. It is the tenant's responsibility to dispose the unwanted items at their own expense.
13. Tenant for themselves, their assignees, successors, heirs and executors agree to be bound by and comply with all provisions of this lease; and tenant affirms that they have read and received a copy of this lease, and that tenant understands its contents and conditions.

Tenant Signature _____ **Date** _____

Print name: _____

Address: _____

Phone: Cell _____ Home _____ Work _____

Email Address: _____

Landlord Signature: _____ **Date** _____

Third Party Notification:

Name: _____

Address: _____

Phone: Cell _____ Home _____ Work _____

Email Address: _____