

Ury St. Self Storage

Rental Agreement /Tenant Information

1119 S. Ury St.
P.O. Box 564
Union City, TN 38281-0564
(731) 885-3981 Fax: (731) 885-3982

Date _____ Unit # _____ Size _____

Name _____

Rental Rate _____ Deposit Paid _____ Total Paid _____

1. Terms of Occupancy. *When the Lessee places their personal property in the storage unit, a lien is attached to the stored property with the lien holder being the Lessor and all legal heirs of the Lessor. This lien will only be enforced for nonpayment.* The tenancy herein created shall be on a calendar month basis. Minimum rental period is one calendar month. The rent specified above shall be paid monthly on or before the 1st day of the month to Lessor at the following address:

Ury St. Self Storage, 1011 Perkins St., Union City, Tennessee 38261

2. Additional Fees and Enforcement of Lien. All rent must be in the office by the 1st day of the month or there will be a \$15 late charge. Lessee agrees that if all charges due are not paid by the 1st day of the month, Lessor may deny Lessee access to the storage unit until all charges are paid. **After 60 days of nonpayment, Lessor may sell the items in the unit at public auction to satisfy the unpaid rent. Lessee will receive a letter regarding the sale of their property.** A \$25.00 fee will be charged for each returned check.

3. Illegal Items. **The following items may not be stored in the unit: Food, illegal drugs, stolen goods, dead or live animals, explosives, hazardous waste, etc.**

4. Address Changes must be made in writing. There is a place on the monthly statement to make address changes.

5. Use of Premises: Lessee shall have access to the unit 24 hours per day, seven days per week. The Premises may be used only as a storage facility. **No portion of the premises may be used to sell individual items.**

6. Insurance. **Lessee understands and agrees that all property is stored at Lessee's sole risk. It is suggested that you contact your insurance carrier in regards to insurance on items stored in the unit. Lessor's insurance does not cover damages to Lessee's property.**

7. Lessee Responsibility. The storage unit is under the exclusive control of the Lessee. The Lessor is not a warehouseman and does not take care, custody and control, possession, or dominion of the contents of the unit and does not agree to provide protection for the unit or its contents. The Lessor will not be responsible or otherwise liable, directly or indirectly, for loss or damage to the property of the Lessee due to negligence or any other cause.

8. Terminating This Agreement. The Lessee agrees to notify Lessor prior to vacating the storage unit. If a notice is not received by Lessor, 10 days prior to the end of the month the full deposit will not be refunded. Lessee may not use the performance deposit for rent. *Performance deposit will be returned to Lessee, without interest within 15 days after termination of this agreement, provided the Lessee has complied with obligations to the Lessor.* Lessor may deduct from Lessee's performance deposit, any unpaid charges as well as costs of cleaning, trash removal, and/or repairing the storage unit. There is NO refund for unused days if Lessee vacates after the first of the month. **LESSEES FAILURE TO VACATE THE PREMISES AND REMOVE THEIR LOCK ON THE LAST DAY OF THE CALENDAR MONTH AUTOMATICALLY RENEWS THE LEASE FOR ONE ADDITIONAL CALENDAR (1) MONTH.**

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9. Changes To This Agreement. Lessor may change the terms of this agreement at any time upon thirty (30) days written notice to the Lessee.

10. Policy Regarding Pad Locks. It is the Lessor's policy that **the Lessee is only allowed one lock on their unit.** More than one lock on the unit obstructs the Lessee from taking necessary actions if required.

11. Owner Access to Leased Space. Upon the reasonable request of the owner, the Lessee shall provide access to the Lessor to enter the leased space for the purpose of inspection, repair, alteration, improvement, or to supply necessary or agreed services. In case of emergency, the owner may enter the leased space for any of these purposes without notice to or consent from the occupant. For the purposes of the section, "emergency" means any sudden, unexpected occurrence or circumstance which demands immediate action.

12. In the event of Lessee's death, who would have the legal right to remove Lessee's property from the storage unit? _____

13. Property Liens. Does any of the property that will be stored have an existing lien? YES _____ NO _____
If yes, who is the lien holder? _____

I, the undersigned, hereby state that I have read and understand this Agreement, and that by signing this Agreement I am bound by it.

Lessee

Date

Lessor

Date

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Date _____

Name _____ Telephone # _____
First MI Last

Address _____ Cellular # _____
Beeper # _____

City _____ State _____ Zip _____

Driver License # _____ State _____ Expiration _____

E-Mail _____ Fax # _____

In case of emergency:

Name _____ Telephone # _____

Name _____ Telephone # _____

Employer:

Business Name _____

Telephone # _____ Contact Person _____

I here by certify that all the above information is correct. I also understand that if I need to change any of the above information, I must do so in writing.

Tenant Signature

Date