

“Terms and conditions” of this rental

agreement: [About Our Storage Facility](#)

Name	
Address	
Email	
Phone	

About You as Our Tenant

First Name	
Last name	
Email	
Phone	
Address	
Billing Address	
Do You Have Insurance	
Will You Need Power	
Registration Card	
Vehicle Type	

About The Unit That is Being Rented

Type	
Name	
Rental Price	
Rental Deposit	
Rental Start Date	
Rubik Unlock Code	
Rubik_Unit Unlock Code	
Invoice Preview Total	
Gate Code	*Last 4 digits of your Phone Number

Alternate Contact

Provide the name and phone number of an alternate person to whom Owner may call during emergencies, send Notices, including Default Notice, and reach out to if Owner is unable to contact the Occupant. Do not name someone who lives with the Occupant.

Alternate’s Contact Name	
Email	
Telephone / Mobile Number	

Special Service Consideration

Is person renting this unit Active Duty military service, including the Reserves, National Guard, and other Uniformed Services.	
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Proof of Insurance

Occupant confirms their insurance, either homeowner's or personal covers Personal Property in the self-storage.	
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REMIT NOTICES TO (“Office Address”):

Maat Holdings Ploof Road LLC dba Powered Storage & Parking
3116 Weddington Road, Suite 900, Box 171
Matthews, NC 28105

Occupant has seen and agrees to be bound by all Ten (10) pages of this Rental Agreement.

“RENTAL AGREEMENT PROVISIONS”

1. Month to Month Term and Renewal:

This Rental Agreement is for a self-service storage space (the “Storage Space”) from Maat Holdings – Ploof Road, LLC, a North Carolina Limited Liability Company (hereinafter “Owner”), at Powered Storage & Parking (the “Facility”) and the Occupant named in the Terms and Conditions “Occupant”

- The lease is renewed monthly on the 25th of each month, for the month ahead. We bill on the 25th of the upcoming month.
- New customers pay a pro-rated amount for the first month plus the next full months’ rent, the only exception to this is if starting on the 1st, in which case there is no pro-rated rent period, and a full month is charged.
- The Owner may increase rent or fees with 30 days written notice.

2. Rent is Due on the 25th of Each Month:

Monthly Rent, in the amount stated above in the Terms and Conditions and Additional Rent defined as, including but not exclusively, Default charges, clean up charges, disposal, damages to the Storage Space or Facility, and other unpaid fees or charges (collectively “Rent”), shall be payable monthly in advance, without demand or notice, on the day of the month listed in the Terms and Conditions as the Renewal Date of each month including any extensions or renewals.

- i. Occupant agrees to pay Rent: by credit card or via ACH transfer.
- ii. Occupant shall not fail to pay Rent because Occupant does not receive an invoice.
- iii. It is expressly agreed that Owner does not send monthly invoices via paper.
- iv. All payments received will be applied first to fees and charges due and owing, then to any Additional Rent, then to the oldest outstanding Rent obligation.
- v. Paid Rent is non-refundable.

3. Credit/Debit Card Authorization for Payment of Rent and Other Charges

By providing credit card information, Occupant authorizes Owner to automatically charge monthly rent and other fees. This includes any rent increases. If the Occupant cancels the agreement or has outstanding payments, the Owner can charge the provided card or bank account for all due amounts, including damages, cleanup, and default charges. This authorization continues even after agreement or payment authorization ends. Any credit/debit card details given allow the Owner to charge for any owed amounts at any time.

Occupant must inform Owner of any changes to their credit card address, home address, bank or card details. Late fees apply if card payments are declined.

4. Security Deposit (if required)

Owner acknowledges receipt of the Security Deposit, if any, as specified above in the Terms and Conditions Section which shall secure Occupant’s performance of all terms of this Rental Agreement.

Occupant agrees that the security deposit won't earn interest and doesn't need to be kept separate. It will be returned within 30 days of the contract's end as described in sections 5 and 22, minus any cleaning or repair costs, unpaid rent, or other charges.

5. Termination

- Occupant can end the rental agreement with one day's notice before renewal if all dues are paid.
- The Owner may terminate with 30 days' notice, or sooner for illegal activities, infestation, interference, or damage by the Occupant or their guests.
- No refunds for early move-outs. The space must be left clean, with no personal items, and the lock removed.
- Leaving a lock or items past the term incurs another month's rent.
- Occupants should vacate fully by the notice date. If the Owner has to clean or remove items, there's a \$75 per hour charge, plus disposal fees.

6. Other Charges and Fees:

Occupant is in Default if Rent is not paid by the Renewal Date, and any Rent accepted thereafter shall be at the sole discretion of the Owner. If Occupant is in Default, the following fees (may) shall be charged:

Late Fee/Overlock Fee (on the 5 th day after Rent is due).	\$25.00
Written Default Notice	\$25.00
Advertisement	\$65.00
Sale	10% of sale proceeds
Sale Cancellation Fee	\$20.00
Towing Fee of Vehicle if Stuck in Gravel	\$200 per hour
Towing of Vehicle in Lieu of Sale	\$250.00
Credit Card Disputed/Declined	\$30.00
Cleaning Fee (1 hour minimum)	\$75.00 per hour + disposal fees
Lock Cut Fee (at Occupant's request)	Must Use a Locksmith
Failure to return Storage Workshop lock at move into the Tenant Box	\$25.00
Eviction Notice/Filing Fee in Lieu of Sale	\$250.00 + court costs
Lost Sensor	\$75.00

Rent is overdue and in default if not paid by the day after it's due. If other fees aren't paid within 5 days, the Owner can enforce a lien on the Occupant's property.

The Occupant must cover all costs arising from any breach of the agreement, including late fees, lien enforcement, and legal fees.

7. Use of the Storage Space and Prohibited Storage:

Owner is not a warehouseman engaged in the business of storing goods for hire. Owner shall have no obligation to exercise any care, custody or control over Occupant's Personal Property. No bailment of Personal Property by Owner is intended or implied by this Rental Agreement.

The Storage Space shall be used and occupied only for the storing of Personal Property owned by the Occupant. All Personal Property stored by the Occupant within the Storage Space shall be at Occupant's sole risk.

- Occupant shall not store antiques, artworks, heirlooms, collectibles or any Personal Property having special or sentimental value to Occupant.
- The Storage Space is not appropriate for storage of irreplaceable Personal Property such as books, writings, objects which have an unknown immediate resale market value.
- Occupant shall not store cash, cash equivalencies, and negotiable instruments or any other items that can be converted to money.
- Occupant waives any claim for emotional or sentimental attachment to Occupant's Personal Property.
- No Vehicles shall be parked in the drive aisles, except to load and unload. Occupant shall keep the Storage Space in a clean and sanitary condition and free of rubbish, liquid waste or refuse.
- Occupant shall not store bulk of food without Owner's approval.
- Occupant shall remove all trash and unwanted items in Storage Space, nor shall they put any unwanted items in unrented space(s)
- Occupant shall not make any additions or modification to the Storage Space and shall not drill into or attach anything to the walls, floor or ceiling of the Storage Space and shall not commit waste in the Storage Space.
- Firearms and ammunition are prohibited in the Storage Space or at the Facility.
- Contraband of any kind is prohibited in the Storage Space or at the Facility.
- Marijuana may not be used, stored or grown, even if Occupant has a prescription to use or permit to grow or sell marijuana.
- No consumption of alcohol in the Storage Space at the Facility.
- No Personal Property shall be stored which can be affected by fluctuations in temperature or humidity in the Storage Space.
- The Storage Space is to be used only for storage of Personal or Business Property, not for exhibition, performance for an audience, or any other activity that is not related to storage of Property.
- Occupant shall not use the Storage Space for the operation of any business that has them on the property greater than 3 hour a day.

- Occupant shall not use the Storage Space for the use or storage of any food (without Owner's written approval); animal feed (including seed); store or release any explosives; fireworks; highly flammable, dangerous, hazardous or toxic materials or substances (as defined below);
 1. noxious smelling items;
 2. items which emit a foul odor when exposed to moisture or are damaged by moisture;
 3. contraband or illegal substances; or for any unlawful purpose of any kind.
 4. any type of open flame, such as camping equipment, cutting torches, kerosene lamps, candles, etc.
 5. Occupant shall not engage in any activity in the Storage Space which produces or releases such prohibited materials.
 6. Occupant shall not use the Storage Space for storage of any fuel or other fuel oil, grease, or any other lubricant, tires or batteries, or any other accessories, except for such fuel, oil, grease, or other lubricant as may be contained in the operating parts of the items stored in the Storage Space and in such case Occupant shall store the Personal Property with less than 1/8 tank of fuel in the tank and a drip pan or absorbent pad designed to absorb petroleum products under said item to retain any leaking fluids.
 7. No propane or empty propane canisters may be stored in the Storage Space. No fuel canisters shall be stored in the Storage Space.
 8. Occupant shall not live or sleep in the Storage Space or Facility, nor shall animals be permitted to be stored in the Storage Space or Facility.
 9. Occupant shall not use the Storage Space or Facility for the purpose of establishing or assigning a legal address in order to obtain an occupation license or other governmental permit, or business license, nor as a legal address for residential purposes.
 10. The Occupant also acknowledges that no work may be performed on any motor vehicle in the Storage Space or at the within the premises of Storage and Facility including no changing of oil, antifreeze or other fluids of such vehicles.
 11. Occupant shall further, not use or allow the Storage Space to be used for the release, storage, use, treatment, disposal or other handling of any hazardous substance. The term "release" shall have the same meaning as ascribed to it in the Comprehensive Environmental Response Compensation and Liability Act, 42 U.S.C. Section 9602, et seq., as amended, ("CERCLA"). The term "hazardous substance" means:
 - i. Any substance defined as a "hazardous substance" under CERCLA;
 - ii. Petroleum, petroleum products, natural fuel, natural fuel liquids, liquefied natural fuel and synthetic fuel, and;
 - iii. Any other substance or material deemed to be hazardous, dangerous, toxic, or a pollutant under any federal, state or local law, code, ordinance or regulation.

8. Limitation on Value of Personal Property:

Occupant agrees not to store items worth more than \$2,000 in the Storage Space. The Owner is not responsible for any loss of items. If a court finds the Owner liable for any loss, damages are limited to \$2,000. Occupant won't sue the Owner for losses beyond this limit. The Owner doesn't monitor the type or value of stored items, as long as Occupant follows Provisions 7 and 8.

9. Damages:

"Occupant shall pay for repairs, clean-up, or replacements due to damages caused in their Storage Space or common areas. If billed by the Owner, payment is due within 10 days, or it becomes extra rent with the next payment. Not paying is a default. This responsibility continues even after the agreement ends.

10. Insurance and Security Type Systems:

Occupants must insure their stored items against risks like fire, theft, and damage at their own cost. Not having insurance is a breach of agreement and means the Occupant bears all loss or damage risks. The Owner does not insure Occupant's items.

Owner's security measures (like fences, cameras, gate codes) are for facility protection, not individual units. Cameras may not always record, and alarms are not always monitored. These systems are not foolproof and should not be solely relied on for item security.

11. Access:

The Occupant shall have 24 hours access, for 365 days a year, to the Storage Space and Facility through the designated gate.

- However, Occupant's access to the Storage Space and the Facility may be limited as reasonably deemed necessary by Owner, including, but not limited to, requiring identification from Occupant, limiting hours of operation, or requiring Occupant to sign-in and sign-out upon entering and leaving the Facility, including the

temporary closure of portions or all of the Facility for adverse weather conditions, emergencies, catastrophes, power outages, evacuation orders, or repairs and maintenance without advance notice to Occupant. These denials of access shall not represent an Event of Default by Owner or the Facility.

- Owner may change the regular times and methods of access to the Facility with Thirty (30) days written notice posted at the entry of the Facility or Owner's website, or mailed to Occupant.
- In the event of an Emergency or catastrophe at or around the Facility, or in the event of governmental activity or order, or unsafe weather conditions, Owner may change access hours without notice to Occupant and Owner may require Occupant enter only when escorted by Owner's employees or agents or Owner may deny access to the Storage Space and Facility. Further, Owner shall not be liable for Occupant's inability to enter the Facility or Storage Space as a result of any power outage, hardware or software failure, or errors in use of any access control system, by Occupant.

12. Temperature Control:

- North Carolina law does not define the term "Climate Controlled" or "Temperature Controlled". Owner in various materials, including advertising, may refer to the Storage Space as Climate Controlled. This Provision defines the responsibilities of Owner for providing temperature control(s) to the Storage Space. Owner provides both / or heating and air conditioning to the workshop container containing known as the "Storage Space".
- It is agreed that there is no range of temperature as it is Occupant's option.
- Occupant recognizes that under certain circumstances including, but not exclusively, mechanical failure, material shortages, electrical or other utility blackouts, brownouts, or other failures, acts of God, labor or materials shortages, strikes, malicious mischief, and extreme weather conditions, that the temperature may deviate from the desired temperature minimum or maximum and Occupant understands that heating and air conditioning systems and their power sources are not redundant.
- Further, the temperature in the workshop storage container containing the Storage Space may vary. Occupant agrees to release Owner from any and all liability arising from any such failure of the heating and air conditioning systems which occur as a result of a failure outside of Owner's direct control.

13. Humidity in the Storage Space:

The Storage Space is not humidity controlled and Owner does not warrant or represent that a minimum or maximum humidity will be maintained in the Storage Space at any time during the Term.

14. Mold:

Occupant acknowledges the risk of mold or mildew on stored items. The Owner does not guarantee a dry or water-tight space. Mold can naturally occur. To prevent mold, store items off the floor, wrap in plastic, and avoid contact with walls. Wet or damp items likely grow mold. Regularly inspect and protect your items in the storage space.

15. Locked Storage Space; Storage Occupant's Risk; Abandonment:

Occupant must secure the Storage Space with a suitable lock, ideally a disc style lock, as advised by Owner. The space must be locked except during use. Owner doesn't hold a key to Occupant's lock. Only one lock is allowed; an extra hasp is for Owner's use.

Additional locks will be removed at a \$50 charge. If the space is unlocked or in default, Owner may lock it at Occupant's cost. If Occupant fails to replace a removed lock within 5 days, Owner will install a new one and bill the Occupant, mailing the keys to their last known address. All stored items are at Occupant's risk.

Occupants can't cut their own locks. If they do, it's a \$50 fee plus any damage costs. Unlocked spaces with overdue rent and low-value contents (under \$100) may be deemed abandoned and cleared by the Owner.

16. Release of Liability:

Occupant waives any claims against the Owner for damage or loss of property due to various causes, including natural disasters, terrorism, theft, or negligence. This also includes personal injury or death related to the use of the storage space and facility. This waiver is a condition of the rental agreement and allows for lower rent. Without it, rent would be higher or the agreement wouldn't be offered.

17. Indemnification; Subrogation:

Occupant agrees to waive all claims against the Owner, including those covered by Occupant's insurance. Occupant will protect the Owner from any losses, claims, damages, or costs, including legal fees, related to injuries, death, property damage, or any breach of this agreement by the Occupant or their guests. This includes any environmental damage caused by the Occupant or their guests.

18. Owner May Enter:

Owner and authorized officials (e.g., police, fire officials) can remove Occupant's lock and enter the storage space without notice in emergencies or to comply with laws, law enforcement requests or orders. An 'Emergency' is defined as any situation threatening health, safety, or property at the facility.

For non-emergency situations, like repairs or inspections, the Owner will give at least three days' notice and try to arrange a time with the Occupant. If the Occupant is unavailable, the Owner can replace the lock after the work, with a new lock provided and keys sent as outlined in Provision 15.

19. Responsibility to Inspect Storage Space.

Occupant must inform the Owner immediately if they notice any harmful odors, sounds, or conditions, including mold, in or around their storage space. Once reported by the occupant, the Owner can enter the space without notice to inspect or fix these issues. If these problems are caused by the Occupant or a breach of the agreement, the Occupant must cover all related costs, which will be added to their rent if unpaid.

20. Support Services:

The Owner shall ensure the availability of phone support for technical and accounting matters during the hours of 08:00 a.m. EST to 04:00 p.m EST., Monday to Friday. While phone support services are accessible during the aforementioned period of time, the occupant understands that occasional gaps in support service may occur. The service is only provided in English.

We strive at our own effort to answer the phone 24 hours a day, but this is not a requirement of this Lease Agreement.

21. Owner's Lien:

The Owner of a self-service storage facility has a lien upon all Personal Property stored at the Facility, for Rent, expenses necessary for preservation of the Personal Property, and expenses reasonably incurred in the sale or other disposition pursuant to the North Carolina Self-Service Storage Facility Act. Explanation: The Occupant's Personal Property may be sold to satisfy the lien if Occupant is in Default. Notice: The storage facility owner has a lien on all stored items for unpaid rent and related expenses. This is authorized under the North Carolina Self-Service Storage Facility Act. Any existing liens or security interests on the items take priority over this lien.

22. Defaults; Owner Remedies:

If the Occupant violates any term of this Rental Agreement, the Owner can terminate the agreement. If the Occupant fails to pay rent or other charges, or if the agreement is terminated for cause, the Owner may:

- Deactivate gate access.
- Overlock the storage space after 5 days of default, serving as notice of unpaid rent.
- Remove the Occupant's lock and access the space, though rent will continue to accrue.
- Inventory or take possession of items in the space.
- Sell or dispose of items as allowed by law.
- Use any legal remedies, including legal action for entry and detainer.

Overlocking or lock removal does not mean the Owner has chosen a specific legal remedy or taken possession of items. Rent obligations continue despite overlocking or lock removal. The Owner may delay removing their lock for 3 business days after full payment. The Owner is not liable for access issues caused by late payment lock removal. Items left in common areas may be considered abandoned and disposed of without notice, with disposal costs added to the rent. In case of default, any discounts are forfeited, and rent increases to the current market rate.

All of the Owner's remedies are cumulative, and using one does not exclude others.

23. Notices:

Except as otherwise required by law, all notices under this Rental Agreement from Owner to Occupant shall be mailed by First Class U.S. mail, postage pre-paid, to Occupant's last known address, or e-mailed to the e-mail address provided by Occupant in the Summary Provision on page 1 of this Rental Agreement and shall be conclusively presumed to have been received by Occupant upon proper mailing, postage prepaid.

All notices from Occupant to Owner shall be mailed by First Class U.S. mail, postage pre-paid, to Owner, at the address of the Facility listed on the first page of this Rental Agreement.

Occupant is responsible for notifying Owner in writing, via certified mail return receipt requested to the Facility Address on a form prescribed by Owner; or via a nationally recognized overnight carrier with signature confirmation or via Owner's Website of any change in Occupant's address, email address, or of intent to vacate at the end of the Term.

24. Partial Payments or Payment in the Event of Default:

Partial payments shall not be accepted.

25. Assignment and Subletting:

Occupant may not assign its rights under this Rental Agreement or sublet the Storage Space without the prior written consent of Owner. Owner may assign this Rental Agreement and upon assignment Owner shall be released from all obligations to Occupant under this Rental Agreement. This Rental Agreement shall be binding upon the heirs, assigns, executors, administrators, representatives and successors of the parties hereto.

a. Speed Limit:

The Occupant shall observe a strict speed limit of 5 m.p.h. within the premises of Storage and Facility Premises.

b. Code of Conduct:

The Occupant acknowledges to observe the following code of their conduct within the premises Storage and Facility for the smooth and effective use of Storage and Facility:

- Smoking or vaping is strictly prohibited at any time within the premises of Storage and Facility.
- No consumption of alcohol within the premises of Storage and Facility.
- No illegal drugs or other contraband may be used or grown in the Storage Space.
- Subject to Provision 39, loitering shall be strictly prohibited.
- No play or horseplay is permitted at the Storage and Facility.
- No animals, except for service and companion animals, are permitted on the Facility. Occupant is responsible for keeping all animals on leashes, and cleaning up after animals.
- When loading or unloading Occupant's Personal Property, Occupant shall park parallel to the unit to allow traffic to flow through the aisle way. The Occupant acknowledges that backing the vehicle straight or on an angle toward the door of the unit storage space is strictly prohibited, except for short durations.

26. Governing Law; Jury Trial; Severability:

This Rental Agreement is governed by North Carolina law, excluding its conflict of law rules. Both Owner and Occupant give up their right to a jury trial for disputes related to this agreement, including those involving injury, death, or property damage. Legal matters will be handled exclusively in federal or state courts in or nearest to Brunswick County, NC. If any part of this agreement is found invalid by a court, the rest remains valid and enforceable.

27. Entire Agreement:

This Rental Agreement is the entire agreement between the parties and supersedes any and all prior oral or written representations or agreements and may be modified only in writing signed by Occupant and Owner. The pre-printed Terms of this Rental Agreement may only be modified in writing signed by the General Manager of Owner.

28. Counterparts, Headings and Gender:

This Agreement can be signed in multiple parts, each considered an original, but together they form one agreement. Headings are for convenience only. If there's a conflict, the actual terms control. Words in any gender or number include all genders and both singular and plural forms.

29. Agreement to Mediate:

Owner and Occupant agree to address disagreements amicably, prioritizing quick and professional resolution. Except for issues like non-payment of rent, lien sales, vehicle towing, eviction for default, or security deposit usage, all disputes will first undergo at least eight hours of non-binding mediation at an approved location within 15 miles of the facility. Both parties will be represented by someone with decision-making authority and may have legal counsel. Additional persons can join with the mediator's permission. Mediation costs are shared equally. The mediator cannot act as a witness, consultant, expert, or counsel for either party in the dispute.

30. Agreement to Arbitrate:

If mediation fails to resolve a dispute, the parties agree to final and binding arbitration with a single arbitrator chosen by both, under the American Arbitration Association's expedited rules. This will be governed by the Federal Arbitration Act of 1925. The parties acknowledge the need for arbitration due to the interstate nature of their relationship and associated risks. The request for arbitration must be written and delivered as specified in this Rental Agreement. Arbitration will occur within 20 miles of the Facility. Each party covers their own costs, including legal and travel expenses. The costs of the arbitrator and other arbitration expenses are split equally between the Occupant and Owner.

31. Class Action Waiver:

Except for specified exclusions, any disputes between the Occupant and Owner must be resolved individually, not as part of a class action. Both parties waive the right to participate in class actions. This applies to claims under any law and includes arbitration, where the arbitrator cannot handle class actions or award to anyone other than the Occupant and Owner in their individual capacities. If there's a question about the enforceability of these arbitration and class action waiver provisions, a court will decide, not an arbitrator. These provisions remain in effect even after this Agreement ends. Both parties acknowledge they are giving up their rights to court litigation and class action participation.

32. Owner's Employees:

In the event Occupant requests any of Owner's employees to perform any services for Occupant, it shall be done at Occupant's own risk as Occupant's agent, regardless of whether payment is made for said service(s). Occupant agrees to release, hold harmless and indemnify Owner for any loss, charge or injury Occupant may suffer related to the use of Owner's employees. Occupant further agrees that Occupant's interactions with Owner's employees will be respectful and courteous. Any foul or abusive language or threatening behavior directed toward any employees or Owner shall be grounds for immediate termination of the Rental Agreement by Owner.

33. Warranty of Information:

Occupant warrants all information given in this Rental Agreement or any application preceding this Rental Agreement is complete, true and accurate at the time of this Rental Agreement.

34. Occupant's Acceptance of Storage Space "AS IS".

Occupant inspected or had the right to inspect the Storage Space and Facility before signing this Rental Agreement and finds the Storage Space to be suitable for the purpose for which Occupant Rents such Storage Space **and accepts the same "as is."** Owner makes no express warranties. Owner disclaims and Occupant waives all implied warranties, including but not limited to implied warranties of merchantability and fitness for a particular purpose to the fullest extent permitted by law. Occupant acknowledges that Owner's Agents have no authority to make warranties, express or implied.

35. Pest Control:

Owner may use pest control chemicals at the Facility, so no pets are allowed. Occupants are responsible for managing pest control within their Storage Space, including setting up and maintaining any necessary traps or repellents. The Owner will only handle extermination in common areas, not inside individual Storage Spaces.

36. Permission to Call, Use Social Media, Text and/or E-Mail:

Occupant agrees to receive communications from the Owner via phone, text, email, and social media. These communications may include, but are not limited to, updates about the Facility or Storage Space, late rent notifications, and other default issues, unless restricted by law. Occupant also consents to receive default notices and operational updates by email and agrees to keep their email address updated with the Owner.

37. Electricity, Water Use & Safety and Dump Station:

Occupant can use electricity at the facility within their rented unit or designated pedestal.

How We Charge for Power: Power is monitored per parking pedestal, based upon a landlord sub-meter which is believed to accurately calibrated by EZ Meter (ezmeter.com). Landlord is not responsible for any errors or variances but will work to ensure metering is accurate in KWH.

NC does not allow for marking up power costs, so to recoup meter maintenance, meter reading services and environmental charges, a markup and electricity schedule is as below.

- \$0-\$2.00 – we absorb the entire electrical bill and all markups.
- \$2-\$10 we charge a minimum of \$10 for power
- amounts over \$10 are charged based upon utility cost rounded up to nearest penny + 16% administrative fee.

Water use is limited to flushing the effluent tank of the stored vehicle. Occupant must not use the water filling station for washing vehicles or for filling tanks to be taken to off the property. All vehicles using water must be covered by the Rental Agreement.

The Owner is not liable for water impurities, as they are not a water supplier under environmental or utility regulations, and makes no guarantees about the safety or suitability of the non-potable water.

Occupant agrees that Occupant shall put only effluent into the Dump Station receptacle and that no other solid waste, garbage or vehicle fluids shall be put into the Dump Station at any time.

Occupant agrees to use the Dump Station with care and caution so as not to leak Effluent in or around the area of the Dump Station.

Occupant agrees that other Occupants of the Facility also have equal or similar rights to use the Dump Station, and therefore Occupant agrees not to leave the vehicle unattended while using the Dump Station, to complete use of the Dump Station as quickly as possible, and to remove the Vehicle from the area of the Dump Station as soon as possible after completion of use so that other Occupants may use the Dump Station.

38. Snow Removal and Adverse Weather Events

The Owner clears snow from common drives and parking lots, but not from in front of Storage Spaces – that's the Occupant's responsibility. Plowing starts only after 5 inches of snowfall and after snowfall ends. Owner doesn't guarantee complete snow and ice removal. If conditions are unsafe, access to the Facility may be denied.

Owner strives to keep the storage facility open during hurricanes, tornadoes, storms, bad weather, and high wind. In the event the weather is a threat to the facility we have the right to close the facility and deny access. We will typically not allow main gate access due to its size if the wind is over 40MPH, however we will continue to allow entry via the side man door.

39. Loitering and Time on Site at Facility:

The Rental Agreement is for renting Storage Space. Occupants and their guests should not be at the Facility or in the Storage Space for more than three (3) consecutive hours during a 24 hour period. Staying longer than three hours during a 24 hour period can lead to immediate termination of the rental.

40. The Storage Space:

The Storage Space means a Parking Space, a Workshop Container or any rentable space on the Property. Occupant acknowledges that the Owner hasn't made any guarantees about the size or dimensions of the Storage Space. The Occupant had the chance to measure the space before signing and agrees to the rental terms regardless of its actual size. The Occupant waives the right to dispute or seek legal action over any size differences and releases the Owner from any related liability.

41. Rules and Regulation:

The Rules and Regulation of this Facility are incorporated herein and made a part of this Monthly Rental Agreement as if fully re-written herein. The Rules and Regulations can be changed with Ten (10) days notice as described in the Rules and Regulations, without regard for the Term of this Agreement, so long as the revised Rules and Regulations apply to all Occupants and are made for the appropriate and efficient operation of the Facility.

These will be displayed in English in an area clearly visible, and a copy will be sent via the email address provided in this document or updated in our system.

42. Exclusion of all Warranties:

The agents and employees of owner are not authorized to make warranties about the leased space and the facility referred to in this rental agreement. Oral statements by owner's agents and employees do not constitute warranties such statements shall not be relied upon by the occupant and are not part of this rental agreement. The parties hereto agree that the implied warranties of merchantability and fitness for a particular purpose and all other warranties, expressed or implied, are excluded from this transaction and shall not apply to the leased space and the facility, and that occupant accepts such leased space and access to the facility as is and with all faults.

The undersigned hereby acknowledges that Occupant has read and understands this Rental Agreement in its entirety (10 pages) and agree(s) to be bound by its Terms and conditions.

If this Rental Agreement is executed by the Occupant via a computer generated acknowledgment service, ("Electronic Signature") then Occupant agrees that: Occupant has read and agrees to the terms of the Electronic Signature provider; and agrees that by affixing Occupant's Electronic Signature to this Rental Agreement and any Addendum, including initials on any provision, if applicable, this Electronic Signature shall bind Occupant and be of the same quality as if Occupant had signed or initialed the documents in person, in the presence of a Facility employee.

Signed By Owner:	
Owner Signature Date	

Tenant Name	
Tenant Signature	
Tenant Signature Date	