

**ISLAND CENTER SELF STORAGE
P.O. BOX 11372
BAINBRIDGE ISLAND, WA 98110
Billing Line: 206-823-9751**

THIS LEASE/ RENTAL AGREEMENT is executed this _____, by and between Island Center Self Storage (hereinafter called Owner) and the Lessee _____, (hereinafter called Tenant.)

STORAGE UNIT NUMBER _____

TENANT ADDRESS _____ ARE YOU OVER 18? (yes or no) _____

TENANT CITY/STATE/ZIP CODE _____

TENANT PHONE NUMBER _____ TENANT CELL NUMBER _____

TENANT EMAIL ADDRESS _____

EMPLOYER _____ WORK ADDRESS _____

WORK PHONE NUMBER _____ WORK EMAIL _____

TENANT DRIVERS LICENSE NUMBER _____

1. FEES AND CHARGES: Tenant agrees to pay the following fees:

\$ _____ Monthly Rent: (Due on the first of the month.) (\$ _____ pro rated/partial 1st month's rent if applicable)

Returned Check Fee: In the event of N.S.F, returned or dishonored check, tenant agrees to pay a \$35.00 fee.

Late Fee: The Tenant shall be charged an additional fee of \$20.00 or 20% of rent, whichever is greater, after the rent payment is thirty days late. This fee shall be charged for each month the Tenant is delinquent.

Lock Out Fee: Upon 30 days delinquency the Owner shall install a lock out device on the delinquent storage unit, mail notice of such action to the Tenant's known address and charge a \$10.00 lock out fee.

INITIAL _____

2. USE OF PREMISES: Tenant shall have access to the Premises for the purpose of storing and removing personal property twenty-four (24) hours a day, seven (7) days a week, subject to the following conditions:

- a) Tenant shall use the Premises solely for storage related purposes.
- b) All personal property must be stored within the Premises (no outside storage is permitted.) Items left outside of the Premises for more than 48 hours may be towed or hauled away at Tenant's expense.
- c) Animals or pets may not be left unattended on the Premises, nor shall the Premises be used for sleeping or as living quarters.
- d) Heavy maintenance or heavy repairs may not be performed in or around the Premises.
- e) Spray painting or welding is not permitted within or around the Premises.
- f) No business (i.e. manufacturing, construction or sales) may be conducted in or around the Premises.
- g) Tenant shall use the Premises in a careful, safe, proper and lawful manner.
- h) Storage of hazardous personal property is strictly prohibited. The term "hazardous" shall include, but is not limited to, combustibles, inflammables, perishables, explosives, noxious, dangerous, perilous or harmful items.
- i) No operating appliances are to be used in the Premises.
- j) Smoking is not permitted in or near the Storage Areas.
- k) No signs, banners, lettering, painting, awning, canopy, shutter, screen, radio or television antenna, or anything else, may be placed on or applied to the Premises' exterior.
- l) Premises may not be used to store food or seeds, trash, rubbish, items emitting odors, plants or any other things which may harbor insects, rodents or other beasts.

3. **CONDITION OF PREMISES:** The Tenant accepts the Storage Unit in its present condition and that no improvements or alterations shall be made without express written consent of the Owner. The Tenant shall, upon termination of this agreement leave the unit in "Broom Clean Condition."

4. **NON-LIABILITY:** The Owner and his Agent shall not be liable to Tenant, its guests or occupants for personal injury or damages to or loss of personal property from any cause whatsoever including, but not limited to fire, flood, water leaks, rain, mildew, mold, hail, ice, snow, smoke, lightning, wind, storms, tornadoes, explosions, acts of God, insects, rodents, theft, or the active or passive omissions of the Owner or the Owner's Agent, Owner's Employees or other Tenants.

INITIAL _____

6. **INSURANCE:** The Tenant is storing personal property without the Owner's knowledge, supervision or control, and therefore, agrees that the Owner is not concerned with the kind, quality or value of any personal property stored by the Tenant pursuant to this Agreement. The Tenant is expected to maintain at his expense a policy for fire and extended coverage insurance for at least 100% of the full replacement value of his personal property. If the Tenant does not maintain the insurance as described

above the Tenant shall be deemed "self insured" for personal property. In the event the Tenant acquires insurance, the Tenant expressly agrees that the carrier of such insurance shall be subrogate to any claim of the tenant against the Owner, or the Owner's Agent, Owner's Employees or other Tenants.

7. OWNER'S LIEN: DEFAULT: Pursuant to Wash. Rev. Code 19.150.120 the Tenant is required to disclose any lienholders or secured parties who have an interest in the property that is or will be stored on the Premises. The Tenant's property that is stored in the Premises will be subject to a claim of lien and may be sold to satisfy the lien if the rent or other charges remain unpaid for fourteen consecutive days.

8. CHANGES IN RULES, REGULATIONS AND FEES: The Tenant understands that the Owner, from time to time may establish rules and regulations, which may be necessary for the safe and efficient operation of the storage area. The Tenant understands that rates for storage may be changed at any time. The Tenant also understands that the Owner may enter the unit at any time to make necessary repairs and improvements. When such rules and regulations are established and the Tenant is notified thereof, the Tenant agrees to be bound thereby.

9. ASSIGNMENT: The Tenant shall not assign or sublease this storage unit without the express written consent of the Owner.

10. FAILURE TO COMPLY: In the event of a failure to comply with any of the provisions of this Agreement, this Lease may be immediately terminated at the Owner's option and without notice. The Owner may take any lawful action or remedy for the collection of rent due, or to become due, or damage for the breach of any covenant within. Further, the Owner shall have a lien as security for the rent and other charges upon the personal property, which is due at the time of default. The Tenant hereby agrees to hold the Owner harmless for any acts taken by the Owner in accordance with the terms of this paragraph. In the event a suit is necessary to enforce any provisions of this Lease, the Tenant agrees to pay reasonable attorney's fees and the cost of said suit.

11. **30 DAY NOTICE TO VACATE: Tenant agrees to notify Owner of intent to vacate unit a minimum of 30 days in advance.**

INITIAL _____

Lessee/Tenant _____ Date _____

Lessor/Owner _____ Date _____

BILLING PREFERENCES

_____ Please mail me a statement every month and I will remit payment via the attached payment coupon.

_____ Please run my credit card on or around the 8th of each month for payment of my rental charges. I will NOT receive a monthly statement.

Credit Card Number: _____

Expires: _____/_____

CRV Code: _____

Signature: _____