



Tenant's name: Polk County Space number(s): \_\_\_\_\_  
 Date form filled in: 11.1.21 Contract #: \_\_\_\_\_

**SELF-SERVICE STORAGE RENTAL AGREEMENT**

(Use for all self-service storage, including outdoor storage)

1. TENANT INFORMATION. Tenant is [check one]:  the individual signing this Agreement, or  a business. [Please print all information below.]

Murphy Tenant's last name (or name of business if Tenant is a business) Sydney First name Middle initial Date of birth  
410 E Church St Suite E Livingston TX 77351 Tenant's mailing address for notices (P. O. Box or street address with apt. number, city, state, and ZIP code) Employer's name  
 The above address or Tenant's email address provided below will be used for all written notices to Tenant unless Tenant gives written notice of change to Lessor.  
 Tenant's Soc. Sec.# (or Tax ID# if Tenant is a business) \_\_\_\_\_ Tenant's home phone \_\_\_\_\_ Tenant's work phone 936.327.6813 Tenant's cell phone \_\_\_\_\_

Tenant authorizes Lessor, at Lessor's option, to provide Tenant's space number(s), access code, account status, or assistance with lock removal to persons listed above.

List name, address, and phone of person(s) who may be contacted in an emergency. (Do not list an individual living with you.) Lessor may contact such person(s) in event of casualty (fire, flood, etc.), break-in or other emergency, or Lessor's inability to reach Tenant. Unless Tenant states otherwise in paragraph 6, Lessor may at Lessor's option allow such person(s) or Tenant's brother, sister, spouse, parent, child over 18 or estate executor to have access to Tenant's space if such person signs an affidavit that Tenant is deceased, incarcerated, permanently missing or permanently incapacitated. Lessor may discuss Tenant's account with any such persons at any time.

2. TENANT INFORMATION. Tenant  is or  is not [check one] in the military. What branch? \_\_\_\_\_ If in the military, Tenant is at the time of signing this Agreement [check one or both if applicable]  in the reserves, National Guard, or Texas State Guard or  on active duty. Tenant agrees to immediately notify Lessor of changes in Tenant's mailing address, email, phone number, or any other information provided by Tenant. Except as provided in paragraph 33, a change of mailing or email address will not be effective unless the new address is COMPLETE and the notice is mailed, faxed, or emailed to Lessor's address stated herein in WRITING and SIGNED and DATED by Tenant and actually RECEIVED by Lessor. See also paragraph 33.

3. TENANT'S SPACE. Space number(s): \_\_\_\_\_ Approx size(s) (exact dimensions may vary): \_\_\_\_\_  
 Minimum lease term: \_\_\_\_\_ month(s) Tenant's facility access code (if any): \_\_\_\_\_ Other codes (if any): \_\_\_\_\_

4. DOLLARS AND DATES. Tenant's security deposit is \$ \_\_\_\_\_ Tenant's right to occupy the space begins: \_\_\_\_\_, and continues on a month-to-month basis, subject to paragraph 9. If the rental agreement covers multiple spaces, charges under (c), (d), (g), (h), (i), (j), (m) and (o) are "per space."

- (a) Rent: \_\_\_\_\_ \$ per month (f) Charge for returned mail (not providing address change) ... \$ 5.00 (k) Charge for sending statutory notice of claim for unpaid sums ... \$ 25.00
- (b) Monthly rental due date: \_\_\_\_\_ of month (g) Charge for locking space when unlocked or improperly locked ... \$ 25.00 (l) Charge for newspaper ad of sale (to cover time, inconvenience, and ad costs) ... \$ 50.00
- (c) Initial late charge if rent not received (fill in only ONE) by \_\_\_\_\_ of month, OR by day 10 after due date ... \$ 25.00 (h) Charge per day if Tenant fails to lock after 7-day notice ... \$ 5.00 (m) Charge for conducting foreclosure sale at public auction for nonpayment ... \$ 250.00
- (d) Subsequent late charge if rent not received (fill in only ONE) by \_\_\_\_\_ of month, OR by day 30 after due date ... \$ 100.00 (i) Charge for removing Tenant's lock when authorized by paragraphs 18, 19, 24, and 32 ... \$ 25.00 (n) Charge for having to judicially evict Tenant (to cover time and inconvenience, but does not include attorneys' fees or court costs) ... \$ 250.00
- (e) Returned payment charge (including bank charges, mail costs, time and overhead) ... \$ 25.00 (j) Charge for overlocking Tenant's space or chaining property when authorized by paragraphs 24(2) or 32(f) ... \$ 25.00 (o) Charge per hour for removing or cleaning when Tenant litters or fails to clean, remove items, or vacate—paragraphs 10, 37, and 38(c) ... \$ 100.00

5. PAYMENTS AND NOTICES. Payments  may or  may not [check one] be made in cash. Payments  may or  may not [check one] be made by personal or company check. Payments  may or  may not [check one] be made by credit card. Payments may be by money order, or certified or cashiers check. However, Lessor may change permitted mode of payment at any time, upon notice to Tenant. If cash is accepted by Lessor, it is Tenant's responsibility to obtain and keep a receipt from management for each cash payment. All payments must be delivered or mailed to Lessor's mailing address in the signature block below. Notices to Lessor must be hand delivered, mailed, faxed, texted or emailed. When giving notice to Lessor, Tenant has the burden of proving delivery to Lessor. EXCEPT AS OTHERWISE PROVIDED BY LAW, NOTICE MAY BE PROVIDED TO TENANT VIA EMAIL OR TEXT IF TENANT ELECTS TO PROVIDE AN EMAIL ADDRESS OR CELL PHONE NUMBER.

6. SPECIAL PROVISIONS. No other agreements exist unless stated below or in an attached addendum or supplemental rules (which prevail over this printed form).

7. COPIES AND ATTACHMENTS. Attached to Lessor's copy and Tenant's copy of this Agreement are [if checked]:

- Vehicle/trailer addendum (form)  Supplemental rules, dated \_\_\_\_\_  Form for change of Tenant contact information
- Boat addendum (form)  Insurance application (Tenant option)  Spanish copy of lease (informational only)
- Other addendum, dated \_\_\_\_\_  Move-out notice (form)  Other \_\_\_\_\_

TENANT

Murphy Sydney  
 Signature of Tenant or Tenant's authorized agent (an agent, if any)

Printed name of individual signing

Drivers license of individual signing State Expiration date

Other ID if no drivers license Vehicle license: state and number

Date of signature Email address

LESSOR

Signature of Lessor's Agent

Facility name and address are shown below. Facility name is actual or assumed name of Lessor. Mailing address for all payments and notices to Lessor is facility address unless a different mailing address is shown below. Lessor's phone number and fax number (if any) and email address (if any) are also shown below:

**NOTICE TO TENANT AND RELEASE**  
 Rent is due in advance on the due date specified in ¶4. Rent paid after the late charge date(s) in ¶4 will result in late charges. Tenant will furnish own lock. NO REPRESENTATIONS OF SAFETY OR SECURITY HAVE BEEN MADE TO TENANT BY LESSOR OR LESSOR'S AGENTS. TENANT HEREBY RELEASES LESSOR AND LESSOR'S AGENTS FROM LIABILITY FOR ALL LOSS, DAMAGE OR CAUSE OF ACTION OF ANY NATURE, INCLUDING BODILY INJURY AND DAMAGE TO PROPERTY STORED IN OR TRANSPORTED TO OR FROM TENANT'S SPACE—REGARDLESS WHO OWNS SUCH PROPERTY, AND REGARDLESS WHETHER THE LESSOR DAMAGES CAUSED IN WHOLE OR PART BY FIRE, SMOKE, DUST, WATER, WEATHER, INSECTS, VERMIN, EXPLOSION, UTILITY INTERRUPTION, EQUIPMENT MALFUNCTION, UNEXPLAINED DISAPPEARANCE, NEGLIGENCE OF LESSOR OR LESSOR'S AGENTS, THEFT BY OTHERS, OR ANY OTHER CAUSE. Tenant will self-insure or obtain insurance for all losses and damages as required by paragraph 20.

**CALCULATION OF INITIAL PAYMENT**

1. Current month's rent	\$ <u>14,400</u>
2. Additional rent (thru _____, _____)	\$ <u>0</u>
3. Non-refundable administration fee	\$ <u>0</u>
4. Deposit (see para. 38 for refund procedures)	\$ <u>0</u>
5. Other	\$ <u>6</u>
6. Sales tax	\$ <u>0</u>
<b>TOTAL MOVE-IN COST DUE NOW</b>	\$ <u>0</u>
<b>NEXT RENT PAYMENT AMOUNT IS</b>	\$ <u>14,400</u>

Tenant's initials: MS