

LIBERTY STORAGE

Gate Code: _____

P.O. Box 98
Byesville, OH 43723
740-685-3064

RENTAL AGREEMENT

BY THIS AGREEMENT made this ____ day of _____, 20____, between Liberty Storage, hereinafter designated as owner and _____ hereinafter designated as tenant, hereby rents to tenant the premises known as storage space #_____, size _____, located at 59890 Vocational Rd., Byesville, OH 43723 or 16145 Lashley Rd., Senecaville, OH 43780, to be used and occupied solely by tenant as a personal storage area and for no other purpose, on a monthly bases beginning the ____ day of _____, 20____.

Owner shall retain the right to cancel the agreement at the end of any rental period and to increase all rates by giving tenant 30 day written notice.

TENANT INFORMATION:

Name _____ Phone _____
Address _____
City _____ State _____ Zip _____
(Someone who does not live with you)
Emergency Contact _____ Phone _____
Address _____

RENTAL AGREEMENT:

Tenant agrees to pay owner as rent for said premises the sum of _____ Dollars (\$_____) per month or _____ Dollars (\$_____) every 5 months to be paid in advance on or before the 1st day of each rental period during said term. All payments or rent shall be made payable to Liberty Storage. Mail payments to: P.O. Box 98, Byesville, OH 43723, or pay in person at: 59890 Vocational Rd., Byesville, OH. Tenant must keep their account current to be eligible for paying 4 months at one time and receiving the 5th month free, **this offer is null and void if payment is received after the late fee date.**

A \$20.00 deposit is required on all storage units. This is payable in advance along with the first month's rental payment. The deposit will be refunded after vacating of said premises, provided that the tenant gives owner a 15-day verbal notice prior to vacating premises and leaves the rental unit broom clean and empty of all items and trash (inside & outside unit). Refunds will be returned in check form through the U.S. Postal Service. Refunds are forfeited if demanded to vacate.

A lock & two (2) keys are available to rent at the cost of \$28.00 payable at time of rental. \$22.50 will be refunded when the lock and (2) two keys are returned to Liberty Storage. Refunds will be returned in check form through the U.S. Postal Service. Refunds are forfeited if demanded to vacate. _____ **(Tenant's initials if renting lock)**

PAST DUE RENT:

All accounts that remain unpaid 7 days beyond the rental due date will be charged a \$15.00 per month late charge. Upon tenant's failure to pay rent when it becomes due, the owner may without notice, after 5 days from the date the rent is due, deny its tenant access to the personal property located in the self-storage facility by placing an overlock on said storage unit. The overlock shall be removed by 4:00 p.m. the following business day after receipt of acceptable payment during regular business hours Monday through Friday from 8:00 a.m. to 4:00 p.m., excepting Senecaville units, overlock will be removed by 4:00 p.m. on the following Monday if payment is received on a Friday, or the next working business day if payment is made on a day prior to a holiday.

ABANDONMENT:

Upon tenant's failure to pay rent when it becomes due, the owner reserves the right to seize the property located in the self-service storage facility, and cause the personal property to be sold or destroyed pursuant to Ohio Revised Code Section 5822.03 in order to pay the delinquent rent and expenses of sale or other disposition of the personal property. Notice of proposed sale or other disposition of the personal property will be sent by Certified Mail to the last known address of tenant. In the event of such a sale, owner's liability to persons who have an interest in the personal property sold shall be limited to the balance of the proceeds of the sale after owner has been paid his rent and expenses of sale or other disposition of the property. The owners further reserve the right, in addition to the provisions of Ohio Revised Code 5322.05, to pursue all other rights allowed by law to a creditor against his debtor.

LIABILITY:

Tenant acknowledges that the owner does not assume any liability or responsibility for damage or loss caused by vandalism, theft, co-tenant or any and all other happenings in said building. Further tenant agrees to same and hold harmless Liberty Storage and its owners, employees, from any and all damage or loss, which may result from tenant use of said premises.

INSURANCE & INDEMNITY:

Tenant shall not place or keep in the premises flammable liquids, use spray equipment, explosives, corrosives, flammable materials, food, store contraband, or other goods prohibited by law and tenant agrees to abide by any rules promulgated by owner governing the use of these premises. **Tenant assumes responsibility for any loss or damage to property stored by tenant in the premises and may or may not elect to provide insurance coverage for the same. Owner does not maintain insurance for the benefit of the tenant.**

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By _____ By _____
Harry E. Bruner, Owner Tenant
Douglas R. Bruner, Owner