

RENTAL AGREEMENT

GRAND AVENUE SELF STORAGE
1166 EAST GRAND AVENUE
ARROYO GRANDE, CALIFORNIA
PHONE: (805) 481-1415

THIS AGREEMENT, executed in Arroyo Grande, San Luis Obispo County, California,

NO RENT REFUNDS

On this ___ day of ___, 20___, between GRAND AVENUE SELF STORAGE, hereinafter called the OWNER and the:

OCCUPANT WHOSE NAME AND LAST KNOWN ADDRESS IS:
Name
Mailing Address
City State Zip
Home Phone Cell/Work Phone
Email Address
Photo ID No.
IF OCCUPANT IS A BUSINESS, PROVIDE BUSINESS INFORMATION BELOW:
Business Name
Business Phone Occupant's Title
IF OCCUPANT OR OCCUPANT'S SPOUSE IS IN MILITARY SERVICE, PROVIDE ADDITIONAL INFORMATION:
Branch Military ID No:
Are You Deploying for Active Duty? YES NO If YES, When?

GATE ACCESS CODE
STORAGE SPACE NUMBER
APPROXIMATE SIZE X
PAYMENT DUE DATE IS THE FIRST (1ST) DAY OF EACH MONTH
RENTAL RATE \$ PER MONTH
MOVE-IN COSTS:
Administrative Charge \$ 15.00
Prorated Rent (Balance of Current Month) \$
First Full Month's Rent \$
Other (DESCRIBE) \$
TOTAL MOVE-IN COST \$

PROVIDE INFORMATION FOR ALTERNATE PERSON WHOM PRELIMINARY LIEN NOTICE AND SUBSEQUENT REQUIRED NOTICES MAY BE SENT:
Name
Mailing Address
Email Address
City State Zip
Contact Phone
IF ALTERNATE PERSON INFORMATION IS REFUSED, OCCUPANT WILL PLEASE SIGN HERE
X

SERVICE CHARGE SCHEDULE:
Late Payment Charge (After 10 Days Late; SEE ¶16) \$
Pre-Lien Charge (After 14 Days Late) \$ 25.00
Lien Charge (After 30 Days Late) \$ 50.00
Lien Sale Advertisement Charge \$ 100.00
Returned Check Charge \$ 35.00
Written Notice To Vacate Not Given \$ 1 MONTH'S RENT
Lock Cutting Charge \$ 25.00
Misuse of Dumpster \$ 100.00
Not Leaving Space Empty & Broom Clean \$ \$35.00/HR + EXPENSES TO BE DETERMINED BY OWNER
Damage To Space/Facility (LABOR & MATERIALS) \$

TYPE OF PROPERTY TO BE STORED:
HOUSEHOLD GOODS BUSINESS GOODS
MOTOR VEHICLE * WATERCRAFT *
TRAILER * OTHER *
* INDICATES-ADDITIONAL INFORMATION REQUIRED ON TITLED PROPERTY ADDENDUM

This is a monthly lease for storage beginning the date first written above. The first month's rent is hereby acknowledged. Each succeeding month's rent is due and payable on or before the FIRST (1ST) day of each succeeding month until terminated by either OWNER or OCCUPANT in writing.

- 1. THIS FACILITY IS OPERATED IN ACCORDANCE WITH THE CALIFORNIA SELF-SERVICE STORAGE FACILITY ACT. (CALIFORNIA BUSINESS AND PROFESSIONS CODE, § 21700-21716)
2. STORAGE SPACE AND RENTAL AGREEMENT: OWNER hereby rents to OCCUPANT, and OCCUPANT rents from OWNER the storage space, located within the self-service storage facility named above (herein called the "FACILITY").
3. RENTAL TERMS: OCCUPANT agrees to pay rent to OWNER as set forth above, provided, however, that all rental rates shall be subject to change upon 30 days written notice to OCCUPANT, and at the expiration of such 30-day period, the rental rate shall thereupon be effective as if set forth in this agreement.
4. TERM AND TERMINATION: The term of the agreement shall commence on the date set forth above and automatically continue on a month to month basis under the same terms and conditions as the previous month, unless and until OCCUPANT has removed his personal property from the FACILITY and has given written notice thereof to OWNER at least thirty (30) days in advance of vacating date.
5. STATEMENTS, NOTICES AND SERVICE CHARGES: It is expressly understood and agreed that OWNER is not required to, nor does OWNER send out monthly statements or reminders of rental due dates.
6. NON-LIABILITY OF OWNER FOR LOSS, DAMAGES OR PERSONAL INJURY: This agreement is made on the express condition the OWNER is to be free from all liability and claim for loss, damages, or personal injury by OCCUPANT or OCCUPANT'S family members, invitees, employees or agents, including, but not limited to, damage or loss to stored personal property or personal injury incurred while in, upon or in any way connected with this FACILITY, except for damage or loss to stored personal property or personal injury caused by an affirmative act of the OWNER or OWNER'S agent.
7. INSURANCE OBLIGATION OF OCCUPANT: Insurance carried by the OWNER shall be for the sole benefit of the OWNER. By placing his initials on the margin here, OCCUPANT acknowledges and agrees all personal property is stored at the OCCUPANT'S sole risk.
8. AGREEMENT READ, COPY RECEIVED AND INCORPORATION OF PROVISIONS ON REVERSE SIDE: By placing his initials on the margin here, OCCUPANT acknowledges that he has read, is familiar with, and agrees (a) that this agreement has been reviewed and negotiated, and that the OCCUPANT has had the opportunity to consult with legal counsel of his choosing prior to execution of this agreement, (b) to all of the terms and conditions of this agreement, (c) to the provisions printed on the reverse side of this agreement, and, if applicable, (d) to the provisions included on any addendums incorporated into this rental transaction.
9. NOTICES, CORRESPONDENCE AND PERMISSION TO COMMUNICATE: By placing his signature on the margin here, OCCUPANT acknowledges that (i) he has been informed that lien notices may be sent to the OCCUPANT and, if provided, to the above listed alternate person by electronic mail (email) and (ii) OCCUPANT affirmatively consents to receive lien notices by electronic mail (email).
10. INSPECTION: OCCUPANT has been afforded an opportunity to inspect the FACILITY, and by placing his initials in the margin here, acknowledges and agrees that the storage space and the common areas of the FACILITY are satisfactory for OCCUPANT'S storage purposes, including the safety and security thereof, for which OCCUPANT shall use the storage space or the common areas of the FACILITY. OCCUPANT shall be entitled to access the storage space and the common areas of the FACILITY only during such hours and on such days as are regularly posted within the FACILITY.

Initials ¶ 7
Initials ¶ 8
Signature ¶ 9
Initials ¶ 10

Any special exceptions or conditions to this agreement are to be written in the space that follows:

WITNESS WHEREOF, the parties hereto, intending to be legally bound, have executed this AGREEMENT the day and year first written above.

OWNER OCCUPANT
BY OWNER'S Agent X TITLE:
If a business, give title.
(Continued on reverse side)

11. **OWNER'S LIEN ON STORED PROPERTY:** The California Self-Service Storage Facility Act (California Business and Professions Code, § 21700-21716), grants the OWNER, his/her heirs, executors, administrators, successors and assigns a lien upon all personal property located at this FACILITY for rent, labor, late payment fees, or other charges present or future, incurred pursuant to this rental agreement and for expenses necessary for the preservation, sale, or other disposition of personal property in accordance with said act. The OCCUPANT'S property will be subject to a claim of lien and may even be sold to satisfy the lien if the rent and/or other charges due remain unpaid for fourteen (14) consecutive days as authorized by Chapter 10 of the California Self-Service Storage Facility Act (California Business and Professions Code, § 21700-21716). Any lien created pursuant to this chapter on a vehicle or vessel subject to registration or identification under the Vehicle Code shall be enforced in accordance with the provisions of Section 3071 of the Civil Code, in the case of a vehicle, or Section 503 of the Harbors and Navigation Code, in the case of a vessel or, provided the required notices are sent, the OWNER may have the vehicle, watercraft or trailer towed from the FACILITY in accordance with state law.
12. **DISCLOSURE OF LIENS, LIENHOLDERS OR OTHER SECURED PARTIES:** It is the OCCUPANT'S responsibility to disclose, in writing to the OWNER, the existence of any lien(s) on the personal property stored and the name and address of any lienholder or other secured parties with an interest in the personal property stored.
13. **DEFAULT:** As used in this agreement means, the failure to timely perform any obligation of this rental agreement.
14. **PERSONAL PROPERTY:** As used in this agreement means movable property not affixed to land, and includes, but is not limited to, goods, merchandise, furniture, and household items.
15. **LAST KNOWN ADDRESS:** As used in this agreement, means that mailing address or email address provided by the OCCUPANT in the latest rental agreement, or the mailing address or email address provided by the OCCUPANT in a subsequent written notice of a change of address.
16. **LATE FEE:** The OWNER reserves the right to assess a late charge if rent is not received by the 10th day of the month. The late fee will be ten dollars (\$10), if the rental agreement provides for monthly rent of sixty dollars (\$60) or less. Fifteen dollars (\$15), if the rental agreement provides for monthly rent greater than sixty dollars (\$60), but less than one hundred dollars (\$100). Twenty dollars (\$20) or 15 percent of the monthly rental fee, whichever is greater, if the rental agreement provides for monthly rent of one hundred dollars (\$100) or more. Late charges are due as additional rent.
17. **RELEASE OF LIABILITY:** The OCCUPANT hereby releases the OWNER from loss of or damage to occupant's personal property due to power failure, theft, vandalism, civil disturbances, fire, smoke, water, mold, mildew, rodents, hurricanes, rain, rising water, flooding, tornadoes, explosions, earthquakes, acts of God or any cause whatsoever. OCCUPANT agrees that personal property stored is at the sole risk of the OCCUPANT.
18. **WAIVER:** The OCCUPANT agrees to waive OCCUPANT'S right to a jury trial, and agrees not to bring forth or participate in any class-action lawsuit brought against the OWNER.
19. **NO BAILMENT IS CREATED HEREUNDER:** OWNER is not a warehouseman engaged in the business of storing goods for hire, and all personal property stored within the FACILITY by OCCUPANT is at OCCUPANT'S sole risk. OCCUPANT acknowledges the OWNER does not take care, custody, control, possession or dominion over the personal property stored within the FACILITY and does not agree to provide protection for the FACILITY, the rented storage space or the stored contents therein. OCCUPANT must take whatever steps he deems necessary to safeguard stored personal property. OCCUPANT assumes full responsibility for who has access to the OCCUPANT'S stored personal property.
20. **INDEMNIFICATION AND HOLD HARMLESS:** OCCUPANT agrees to indemnify, defend and hold harmless the OWNER from and against any and all claims for damaged or lost personal property or personal injury and costs, including attorney's fees, arising from OCCUPANT'S rental or from any activity permitted or suffered by OCCUPANT while within the FACILITY.
21. **WAIVER OF SUBROGATION:** OCCUPANT agrees to waive his rights and the rights of his insurance company for any claim for loss or damages against the OWNER.
22. **COMPLIANCE WITH LAW:** OCCUPANT shall not store any personal property which shall be in violation of any requirement imposed by any Board of Health, Sanitary Department, Police Department or other government agency or in violation of any other legal requirements, or do any act or cause any act which creates or may create a nuisance and/or hazard.
23. **USE, MAINTENANCE, AND QUIET CONDUCT:** The storage space shall be used for approved storage purposes only, including, but not limited to the storage of goods, merchandise, furniture, and household items owned by OCCUPANT. **The OCCUPANT will not use the storage space as a residence or for overnight accommodation, nor shall OCCUPANT use the storage space for any business use or purpose in any manner deemed by the OWNER to be disreputable or hazardous.** The storage of welding, flammable, explosive or other inherently dangerous material is prohibited. OCCUPANT shall take good care of the interior and exterior of the storage space. OCCUPANT shall not cause or permit any hazardous substance or any corrosive, toxic, or pollutant type materials to be stored, used, generated, or disposed of within the FACILITY by OCCUPANT, OCCUPANT'S AGENTS, EMPLOYEES or INVITEES. If hazardous substances are stored, used, generated, or disposed of within the FACILITY, or if the storage space become contaminated in any manner for which the OCCUPANT is legally liable, OCCUPANT shall indemnify and hold harmless the OWNER from any and all claims, damages, fines, judgments, penalties, costs, liabilities, or losses, and any and all sums paid for settlement of claims, attorney's fees, consultant and expert fees, arising during or after the term of this agreement as a result of that contamination by OCCUPANT. Without limitation of the foregoing, if OCCUPANT causes or permits the presence of any hazardous substance within the FACILITY, the presence of which results in contamination, OCCUPANT shall promptly, at its sole expense, take all necessary actions to return the FACILITY to its condition previous to the presence of such hazardous substance.
24. **ALTERATIONS AND WASTE:** OCCUPANT shall not make or allow any alterations to the storage space. OCCUPANT shall not commit, or allow to be committed, any waste upon the storage space or in any building or property adjacent to the storage space.
25. **LOCKING DEVICE:** At all times during the occupancy, the OCCUPANT will keep the storage space locked. The OCCUPANT, in OCCUPANT'S sole discretion, deems the lock used sufficient to secure the storage space. While there may be a place on the door of the storage space for a second locking device, OCCUPANT is only permitted to use a single locking device. OWNER has the right, as he deems necessary, or at the request of any authorized governmental agency or authority, to remove all locking devices by cutting, drilling or any other means. In the event any authorized governmental agency or authority should demand access to OCCUPANT'S personal property for any reason, OCCUPANT will be promptly notified. If OWNER or any authorized governmental agency or authority removes the locking device, the OWNER may elect to secure the OCCUPANT'S personal property with OWNER'S overlock until the OCCUPANT can inspect the personal property and provide a new locking device to secure the storage space. The OWNER or any authorized governmental agency or authority shall not be held liable for the replacement of any locking device that is damaged by forced entry. When the OCCUPANT'S locking device is removed by OWNER or any authorized governmental agency or authority, and OWNER'S overlock remains on the storage space, said action does not constitute Bailment in any manner. This action by OWNER is a temporary measure until OCCUPANT can inspect and provide a new locking device to secure the stored personal property.
26. **ABANDONMENT OF OCCUPANT'S PERSONAL PROPERTY:** Any personal property that remains within the FACILITY after the expiration or termination of this agreement shall be deemed to have been abandoned and that the same has no monetary value, and such personal property may be retained by OWNER as their property or disposed of in such manner as OWNER may see fit. The OWNER may also deem, at OWNER'S sole discretion, the personal property abandoned if the OCCUPANT removes the locking device from the storage space. By contract the OCCUPANT is required to utilize a locking device at all times. If said abandoned personal property or any part thereof is sold, OWNER may receive and retain the proceeds of such sale and apply the same, at its option, against the expense of the sale, the cost of moving and storage, and any arrears of rent or additional rent payable hereunder and any damages to which OWNER may be entitled. If the OWNER deems the personal property to have no saleable value, the OWNER may dispose of the personal property at OCCUPANT'S expense.
27. **OWNER'S RIGHT OF ENTRY:** OCCUPANT grants OWNER, OWNER'S agents or representatives of any authorized governmental authority, including police and fire officials, access to the stored personal property upon (3) days advanced written notice to the OCCUPANT. In the event of an emergency, OWNER, OWNER'S agents or representatives of any authorized governmental authority, including police and fire officials, shall have the right to enter the storage space to take action as necessary or appropriate to protect the FACILITY, to comply with applicable law or to enforce the OWNER'S rights without advanced notice to OCCUPANT. An emergency, as used in this agreement, shall be defined as any event which jeopardizes the health, safety and/or well-being of the FACILITY and its customers or any appurtenant buildings, land or chattel stored within the FACILITY. Following the emergency, the OWNER shall promptly notify the OCCUPANT that access to the storage space was made so the OCCUPANT can inspect and provide a new locking device, if needed, to secure the stored personal property.
28. **DAMAGE TO FACILITY:** If OCCUPANT or any of OCCUPANT'S family members, invitees, employees, or agents cause any damage to the FACILITY, OCCUPANT agrees to reimburse the OWNER for all costs necessary to correct such damages including, but not limited to, construction costs, permitting fees, attorney's fees and/or other professional fees necessary to correct such damage within thirty (30) days of damage. If OCCUPANT submits a damage claim to their insurance company and such claim is not paid within thirty (30) days of damage, OCCUPANT is still responsible for reimbursing OWNER for damages. OCCUPANT further agrees, the time required to handle the administration of an insurance claim through OCCUPANT'S insurance company shall be borne by OCCUPANT.
29. **NO WARRANTIES:** OWNER hereby disclaims any implied or express warranties, guarantees or representations of the nature, condition, safety or security of the FACILITY and OCCUPANT hereby acknowledges, as provided in article 10 on the reverse side, the OCCUPANT has inspected the storage space and hereby acknowledges and agrees that OWNER does not represent or guarantee the safety or security of the FACILITY or any personal property stored therein. No representative of OWNER is authorized to make any representations or warranties except as expressly set forth herein.
30. **ACCEPTANCE OF RENT PAYMENTS:** Only full payment of rent due for all units or spaces rented, whether part of this Agreement or another written Agreement between OWNER and OCCUPANT, will be accepted. However, while the OCCUPANT is in default, OWNER may accept a partial rent payment. OCCUPANT'S status will remain in default from the date the payment in full was due, and any such payment on account will not constitute a waiver of OWNER'S rights to proceed with lien enforcement in accordance with state law. OCCUPANT may attempt to pay rent utilizing the OWNER'S online payment system, however the OWNER does not guarantee the online payment system will be functional at all times and it shall be the sole responsibility of the OCCUPANT to confirm the payment has been received by the OWNER. The failure of the online payment system to accept your payment will not prevent the OWNER from assessing late charges and/or other service charges due in accordance with this agreement. OWNER reserves the right to require cash, money order, or other certified funds for payment of rent or other charges due that are more than thirty (30) days late or if OCCUPANT has ever had a check returned for insufficient funds or any other reason.
31. **CROSS-COLLATERALIZATION OF STORAGE SPACES:** When OCCUPANT rents more than one storage space at this FACILITY, the rent is secured by the personal property stored in all the storage spaces rented. Failure by OCCUPANT to pay on any storage space shall be considered a default on all storage spaces rented. If all rent on all storage spaces is not paid when due the OWNER may exercise all available remedies, including but not limited to denial of access to the FACILITY and the sale or disposal of the property in accordance with state law.
32. **ASSIGNMENT:** OCCUPANT shall not assign or sublease the storage space or any portion thereof. Any attempt to assign or sublease shall be void.
33. **SPACE SIZE:** OCCUPANT understands advertised space sizes are approximate and for comparison purposes only. The space rented by OCCUPANT may be smaller or larger than advertised. The space is not rented by the square foot, and rent is not based on square foot measurements.
34. **ACCESS CONTROL MEASURES:** This FACILITY utilizes various access control measures designed to deter unauthorized access to the FACILITY. However, OCCUPANT acknowledges these access control measures may be circumvented or may fail and the OWNER does not warranty or guarantee the effectiveness of the measures undertaken to prohibit unauthorized access.
35. **COVENANT OR CONDITION WAIVER:** The waiver by either party of any breach of any term, covenant or condition herein contained shall not be deemed to be a waiver of such term, covenant or condition upon any subsequent breach of the same term, covenant or condition. Any subsequent acceptance of performance shall not be deemed to be a waiver of any preceding breach of any term, covenant or condition of this agreement, other than the failure to perform the particular duties subsequently accepted, regardless of knowledge of such preceding breach at the time of acceptance of such performance.
36. **BANKRUPTCY AND OTHER LEGAL PROCEEDINGS:** In the event the OCCUPANT should file a voluntary petition in bankruptcy, or if the OCCUPANT becomes subject to any other type of legal action or proceeding where the right to occupy the leased storage space is an issue, the OCCUPANT agrees to notify the OWNER in writing within three (3) days via certified mail return receipt requested to the address shown on the reverse side of this agreement. OWNER shall have the right to recourse against the OCCUPANT to the fullest extent allowed by law.
37. **ATTORNEY'S FEES, COSTS, AND THIRD PARTY COLLECTIONS:** In the event any legal action is instituted, or other legal proceedings are taken to enforce any covenant herein contained or to recover any rent due or to recover possession of the storage space for any default or breach of this agreement by OCCUPANT, OCCUPANT shall pay OWNER'S reasonable attorneys' fees, costs and expenses. In the event of default, OCCUPANT agrees that the OWNER has the right to provide a third party collections agency with the OCCUPANT'S contact information for collection purposes. The OCCUPANT will also be responsible to pay OWNER'S costs with respect to the engagement of such third party collection agency.
38. **SUCCESSORS:** All the provisions shall apply to the heirs, executors, representatives, successors and assigns of the OCCUPANT and of the OWNER.
39. **NUMBER AND GENDER:** Wherever the context of this agreement appears to require it, the singular number shall include the plural, and vice versa, and the masculine gender shall include the feminine and/or neuter genders, and vice versa.
40. **CONSTRUCTION:** This agreement has been reviewed and negotiated. The OCCUPANT has had the opportunity to consult with legal counsel of his/her choosing prior to execution of this agreement. OCCUPANT agrees this agreement shall not be construed for or against either OWNER or OCCUPANT.
41. **SEVERABILITY:** In the event that any of the provisions or portions thereof of this agreement are held to be unenforceable, invalid, void or illegal, by any court of competent jurisdiction, the validity, legality and enforceability of the remaining provisions or portions hereof shall not be affected or impaired thereby.
42. **ELECTRICITY:** Any electrical outlet or device located within this FACILITY is for OWNER'S use only.
43. **DUMPSTER USE:** At the time of vacating, OCCUPANT shall be entitled to dispose of one (1) 55-gallon trash bag. No bulk items may be disposed of in OWNER'S dumpster, at any time. Misuse of dumpster will result in additional charges.
44. **MILITARY SERVICE MEMBER:** If OCCUPANT, or their spouse, is a member or becomes a member of the armed forces, a reserve branch of the armed forces, or the National Guard during the term of this agreement, OCCUPANT MUST disclose said information to OWNER on the reverse side of this agreement or via other written notice to the OWNER. If you are transferred or deployed overseas on active duty you must provide OWNER written evidence of the transfer or deployment prior to the transfer or deployment. The OWNER will rely on this information to determine the applicability of the Service Members Civil Relief Act.
45. **VALUE LIMIT:** OCCUPANT agrees not to store personal property with a total value in excess of \$5,000.00 without prior written consent of OWNER, which consent may be withheld in OWNER'S sole discretion and, if such written consent is not obtained, the total value of OCCUPANT'S personal property shall be deemed not to exceed \$5,000.00. OCCUPANT further agrees the maximum liability of OWNER to OCCUPANT for any claim or suit by OCCUPANT, including but not limited to any suit that alleges wrongful or improper foreclosure or sale of the contents of a storage space, is \$5,000.00. Nothing in this section shall be deemed to create any liability on the part of the OWNER to OCCUPANT for any loss or damage to OCCUPANT'S personal property, regardless of cause.
46. **EMOTIONAL LOSS:** OCCUPANT agrees not to store collectibles, heirlooms, jewelry, works of art or any personal property having special or sentimental value to OCCUPANT. Nothing herein shall constitute any agreement or admission by the OWNER that OCCUPANT'S stored personal property has any value. OWNER shall not be liable for any loss occasioned by or resulting from emotional distress.
47. **AMENDMENT:** The OCCUPANT agrees to comply with the rules and regulations of the OWNER, and further agrees the OWNER shall have the continuing right to amend such rules and regulations from time to time as the OWNER in his sole discretion shall deem proper, and the OCCUPANT agrees to comply with such amendments within a reasonable time, but no longer than 30 days, following notification of such amendments.
48. **ENTIRE AGREEMENT:** This agreement sets forth the entire agreement of the parties with respect to the subject matter hereof and supersedes all prior agreements or understandings with respect thereto.

GRAND AVENUE SELF STORAGE

E-Z PAY PLAN

**1166 EAST GRAND AVENUE
ARROYO GRANDE, CA 93420
PHONE: (805) 481-1415**

SELF STORAGE



**AUTHORIZATION TO DIRECTLY WITHDRAW FROM
CHECKING ACCOUNT OR CHARGE CREDIT CARD**

FOR:

Storage Space Number: _____ Occupant's Name (Print): _____

Mailing Address: _____ City _____ State _____ Zip _____

- 1.) Rent Payments will automatically be paid from the account indicated below on the _____ of the month.
- 2.) The OCCUPANT or FINANCIALLY RESPONSIBLE PARTY can cancel the automatic payment of monthly rent by providing thirty (30) day advance written notice to the OWNER.
 - A) If a Bank Checking Account is used for the monthly automatic rent payment, the OCCUPANT or FINANCIALLY RESPONSIBLE PARTY must notify the OWNER in writing of any changes to the Checking Account Number (Example: Account is Closed, Bank Mergers or Financial Institutions have revised Account or Routing Numbers). If OCCUPANT or FINANCIALLY RESPONSIBLE PARTY changes banks, you must notify OWNER at least ten (10) days in advance of cancellation date, and properly fill-out a new authorization form.
 - B) If a Credit Card is used for the monthly automatic rent payment, the OCCUPANT or FINANCIALLY RESPONSIBLE PARTY must notify the OWNER in writing of any changes in Credit Card status (Example: Credit Card is Stolen, Lost, or Account is Closed). If a Bank Checking Account is used for the monthly automatic rent payment, the OCCUPANT or FINANCIALLY RESPONSIBLE PARTY must notify the OWNER in writing of any changes to the Checking Account Number (Example: Account is Closed, Bank Mergers or Financial Institutions have revised Account or Routing Numbers). If OCCUPANT or FINANCIALLY RESPONSIBLE PARTY changes banks, you must notify OWNER at least ten (10) days in advance of cancellation date, and properly fill-out a new authorization form.
- 3.) The first monthly automatic rent payment will begin on _____ and continue until OWNER, OCCUPANT or FINANCIALLY RESPONSIBLE PARTY properly terminates the automatic rent payment authorization form or the rental agreement.

(Month) (Year)
- 4.) The OCCUPANT is inevitably the primary party responsible for the payment of rent to the OWNER. If the automatic payment of rent cannot be processed for any reason, the OCCUPANT is solely responsible. The OCCUPANT may also be in default in the event that any rental payment and/or service charge is due and unpaid and OWNER may terminate the rental agreement and/or begin enforcement of the OWNER'S Lien.
- 5.) If OCCUPANT or any of OCCUPANT'S family members, invitees, employees, or agents cause any damage to the FACILITY, OCCUPANT agrees to reimburse the OWNER for all costs necessary to correct such damages including, but not limited to, construction costs, permitting fees, attorney's fees and/or other professional fees necessary to correct such damage within thirty (30) days of damage. If such charges are not paid within this time, OCCUPANT grants OWNER permission to charge the credit card on file for such damages.

CHECKING ACCOUNT INFORMATION*

Bank Name: _____

Branch (City & State): _____

Account Number: _____
(*OWNER Requires A Voided Check From The Above Account)

Financially Responsible Party Name: _____

Authorized Signature: _____

CARDHOLDER INFORMATION:

Type of Credit Card (Check One): VISA MASTERCARD

Print Name As It Appears On Credit Card: _____

Cardholder Address: _____

City _____ State _____ Zip _____

Credit Card Number: _____

Expiration Date: _____

Cardholder's Signature: _____

I, the financially responsible party responsible for the payment of rent on storage space number _____ hereby authorize GRAND AVENUE SELF STORAGE to either withdraw from my checking account or charge my credit card based on the payment choice indicated above. I understand both the financial institution and GRAND AVENUE SELF STORAGE reserve the right to terminate this rent payment option and/or participation in this rent payment option. In addition, I understand that I can cancel the automatic payment of rent for the indicated storage space by providing thirty (30) day advance written notice to the OWNER.

Financially Responsible Party Name (Print): _____

Financially Responsible Party Signature: _____

Date: _____

INSURANCE ADDENDUM TO RENTAL AGREEMENT

GRAND AVENUE SELF STORAGE

1166 EAST GRAND AVENUE
ARROYO GRANDE, CA 93420
PHONE: (805) 481-1415

OCCUPANT STORES PROPERTY AT THEIR OWN RISK

**I understand this self-service storage facility
and/or its management:**

- 1. Is a self-service storage facility renting a storage space(s), is not a warehouseman, and does not take custody of my property.**
- 2. Is not responsible for loss or damage to stored personal property.**
- 3. Does not provide insurance on my personal property for me; and**
- 4. Requires that I provide my own insurance coverage or be "Self-Insured" (personally assume risk of loss or damage).**

CHOICE OF INSURANCE OPTIONS

I, the OCCUPANT of storage space number _____ have been informed that GRAND AVENUE SELF STORAGE does not provide insurance on my stored personal property. As indicated below, I agree to obtain, and maintain insurance coverage on the personal property stored for actual cash value, or be "Self-Insured" (personally assume risk of loss or damage).

**OCCUPANT, please identify your insurance choice by
checking the applicable box below:**

- Will purchase/obtain from my own insurance provider
- Be "Self-Insured" (personally assume risk of loss or damage)

**By signing below, I understand and agree to my
insurance responsibilities.**

X _____

OCCUPANT'S Signature