

CAMDEN'S SELF STORAGE, LLC

1648 St. Rt. 38 NE, Washington Court House, OH 43160
740-335-5050

Parties to this agreement are: Owner - Camden's Self Storage and
Occupant _____ Drivers License # _____ State _____
Address _____
Phone: Home _____ Email _____ Cell _____

Owner and Occupant Agree to:

1. TERM: _____ Month to _____ Month (unless extended)
Date: _____ Size: _____ Space# _____ Gate Card # _____
2. One-Time Fees: Administrative \$ _____ Lock \$ _____ Total one-time = \$ _____
Monthly Fees: Rent \$ _____ 7.25 % sales tax \$ _____ Total Monthly Rent = \$ _____
Additional: _____
3. **MONTHLY INVOICES WILL NOT BE SENT OUT.** All payments are payable to **Camden's Self Storage** by check, cash, or credit card to the mailing address above, or in person at Camden's Self Storage. Rent is due in full on the first of the month; *if not paid by the 3rd day of the month the occupant shall pay \$1.00 per late day administrative charge.* If rent is not paid the unit is double locked and gate card is not active. Please allow up to **48 hours** for over lock to be removed and card reactivated. Entering the premises without an active key card is a trespassing violation. Also, \$25.00 will be charged for returned checks. All rental records are kept by Camden's Self Storage and any questions or concerns regarding rentals shall be directed to Camden's. Occupant's
Initials

4. **RENEWAL/TERMINATION:** Rentals are on a monthly basis; occupant can renew the contract each month by making rental payment when due. If occupant holds over at end of term, occupant will owe monthly rent as indicated for any month unit remains occupied. Occupant shall give owner 10 days notice before vacating space.
5. **DAMAGE/CLEANING SECURITY DEPOSIT:** Occupant is to leave premises in a clean re-rentable condition upon completion of use, Renter is to return gate card and lock keys when unit is emptied. Administrative fees are non-refundable.
6. **DEFAULT:** If occupant fails to comply with conditions of agreement, then occupant shall be in default and can be denied access to space. Owner shall exercise lien right upon property stored unless charges due are paid within 30 days. If charges remain unpaid, owner's lien right upon property will be disposed of.
7. **USE IN COMPLIANCE WITH LAW:** Space rented will be used for lawful purpose and not to store flammable, explosive, or other dangerous materials.
8. **NON-LIABILITY OF OWNER AND INSURANCE OBLIGATION OF OCCUPANT:**
 - a) Occupant, at their expense, shall obtain all insurance which occupant requires for protection of property in space.
 - b) Occupant releases owner from all liability for personal injuries, property damage, loss from theft, vandalism, fire, water, explosion, rodent damage, or any other causes. Recommendations for storage received and reviewed ~ initial _____.
 - c) Occupant agrees to indemnify and hold harmless owner, its employees or agents from any claims to damages to property or personal injury, land costs, including attorney's fees, arising from use of premises by occupant.
 - d) Occupant must take steps necessary to safeguard personal property stored in space and keep storage space locked.
 - e) If owner's employees perform any services for occupant at occupant's request, such employee shall be deemed to be agent and employee of occupant.
 - f) It is the occupants responsibility to store items properly in order to prevent damage from moisture and outside elements.
9. **ABANDONMENT:** Any property which remains after expiration or term shall be deemed abandoned any may be retained by owners as owner's property or sold in pursuance of owner's lien rights.
10. **BREACH OF COVENANTS OR CONDITIONS:** Breach of any covenant or condition by occupant shall, at option of owner, terminate agreement.
11. **CHANGE OF ADDRESS AND NOTICES:** Occupant shall furnish owner in writing change of address or telephone number.
12. **EXCLUSION OF ALL WARRANTIES:** Occupant acknowledges owner has given no warranties other than agreement, and occupant agrees that no implied warranty shall be effective against owner.
13. **NO UNAUTHORIZED PARKING ALLOWED.** Parking of automobiles, boats, trailers, RV's are by rental contract only.
14. **THREAT OF HARM:** an occupant who would cause any threat to Camden's will be cause for immediate eviction.
15. **OCCUPANT'S WARRANTY:** Occupant's property is free and clear of liens and encumbrances.

Occupant signature _____ Date: _____

Camden's Self Storage by _____ Date: _____