



ORONO-OLD TOWN SELF STORAGE

161 Park Street Orono, ME 04473

Phone: 207.866.7867

Fax: 207-889-9517

Email: CrossProperties@roadrunner.com

STORAGE RENTAL AGREEMENT

Date: _____

Tenant 1

Name: _____

Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Telephone: (_____) _____ - _____

Email Address: _____

Driver's License/ID # _____

State: _____ Exp: ____/____/____

Date of Birth: ____/____/____

Tenant 2

Name: _____

Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Telephone: (_____) _____ - _____

Email Address: _____

Driver's License/ID # _____

State: _____ Exp: ____/____/____

Date of Birth: ____/____/____

***Providing your email allows you to pay on line at www.uhaul.com/Orders/OrderLookup/**

OFFICE USE

Unit Number: _____ Monthly Rent: _____ Insurance: None 7.95 10.95 20.95 35.95
Auto Pay: Yes No

RENT IS DUE ON YOUR ANNIVERSARY DATE- A BILL WILL NOT BE SENT TO YOU

Orono-Old Town Self Storage (Landlord) hereby rents to Tenant a Storage Unit in a self-storage facility, as specified above, for a minimum of one month on the following terms and conditions:

- TERM AND RENT:** Tenant leases the Storage Unit on a month-to-month tenancy at the monthly rate established from time to time by Landlord. The initial monthly rent for the Storage unit is the amount stated above. We rent in thirty (30) day periods only. **NO RENT REFUNDS WILL BE GRANTED IF THE TENANT MOVES OUT EARLY.**
Landlord will assess a ten-dollar (\$10.00) charge for late payment of rent. Rent will be considered late if not received within five (5) days of the contract anniversary date. Payments mailed will be determined late based on the postmark date. If any check is dishonored for any reason there will be a charge of Twenty-five (\$25.00) plus the ten-dollar (\$10.00) late payment fee.
- USES OF PREMISES.** The storage Unit will not be used for any unlawful purpose nor will Tenant keep in the Storage Unit any explosives, highly flammable materials, hazardous goods, toxic materials, or substances whose storage or use violates the law. Tenant will hold Landlord, other tenants and third parties harmless from any loss resulting from the violation of this provision. Tenant grants Landlord permission to enter the Storage Unit at any time for the purpose of removing and disposing of any property kept in the Unit in violation of this section. Tenant will not conduct any business or commercial transactions in to about the Storage Unit. The incidental storage of goods, merchandise or other property related to an off-site business or enterprise is permitted. All gasoline tanks shall be drained completely before storing any vehicle or other item which contains gasoline. No electric outlets are

provided, and nothing may be plugged in any electrical socket in the Unit. Unit is for storage only and no vehicle repair or construction of any type may be performed on the premises.

3. **TENANT RESPONSIBLITIY:** Tenant acknowledges and understands, no bailment is created by the agreement and that the Landlord is not engaged in the business of storing goods for hire nor in the warehousing business, but is a Landlord renting a Storage Unit in which Tenant can store items of personal property owned by Tenant. The Storage Unit is under the exclusive control of the Tenant. Landlord does not take custody; control or possession over the contents of the Storage Unit does not agree to provide protection for the contents thereof. **Tenant Understands that the unit must be swept out and all items removed at time of vacancy. Any items left on premises will be a minimum charge of \$50 to haul items to the landfill and a \$10 charge for sweeping.**

4. **ALL PERSONAL PROPERTY ON OR IN THE STORAGE UNIT IS AT THE RISK OF TENANT.** Tenant must take whatever steps are necessary to safeguard the property stored in the Storage Unit. **TENANT MUST KEEP THE UNIT LOCKED,** must provide his own lock and keys and is fully responsible for the possession of the keys.
Landlord does not have any insurance on Tenant's property stored in the unit. **IF TENANT WISHES TO HAVE HIS PROPERTY COVERED BY INSURANCE, TENANT MUST OBTAIN SEPARATE COVERAGE.** Landlord will not be responsible or otherwise liable, directly or indirectly, for loss or damage to the property of Tenant due to any cause including fire, explosion, theft, vandalism, wind or water damage, or any defect now or subsequently created or discovered in the Storage Unit, or acts or omissions of any third party.
Tenant agrees to indemnify and hold Landlord harmless from any and all claims, damages, costs and expenses, including attorneys' fees, arising from or in connection with Tenant's use of the Storage Unit. Tenant's presence on the Self-storage Facility or anything done in the Storage Unit or Self-Storage Facility by Tenant or his agents, employees or invitees resulting in damage or injury to person or property of Tenant or of any other party or to any Storage Unit or part of the Self-Storage Facility.

5. **DEFAULT: TIME IS OF THE ESSENCE IN THE PERFORMANCE OF THIS AGREEMENT AND PAYMENT OF EACH AND EVERY INSTALLMENT OF RENT AND CHARGES HEREIN CONVENANTED TO BE PAID.** If any monthly installments are not paid within ten (10) days of the due date, or if any check in payment is dishonored, Tenant shall be deemed to be in default. In the event of Tenant's default, Landlord may, without notice, place a different padlock over which only the landlord and his agents have control. Tenant agrees and understands that partial payments made to cure a default for non-payment of rent will not delay or stop the foreclosure and sale of Tenant's property. Partial payments do not waive or avoid the legal effect of prior notices given to Tenant. Only full payment on Tenant's account prior to published auction date will stop the scheduled sale of the property. If Tenant is in default of payment for 45 or more days and a sale to satisfy lien is initiated, Tenant will be charged **\$35.00** to cover the cost of staff, certified mail, legal advertisement and other expenses incurred.

6. **ABANDONMENT, LIEN AND SALE.** It is expressly agreed by Tenant that the rent and other charges provided for in the Lease shall be a **FIRST LIEN** on the personal property kept by Tenant in the Storage Unit. Said property may be sold to satisfy the lien if the Tenant is in default by more than forty-five (45) days. The sale shall be held at the Self-storage facility where the personal property is stored or at the nearest suitable location. If the Tenant abandons or vacates the lease premises during the term of this lease, the Landlord may dispose of any property left by the tenant without liability. Landlord will keep all proceeds. It shall be the Tenant's responsibility to notify Landlord or his agent, at the Landlord's address on this agreement, of any change of address or telephone number, Landlord will not be responsible for inability to contact Tenant prior to any sale or disposition of property due to the Tenant changing addresses or telephone numbers.

7. **NOTICE TO TENANT: DO NOT SIGN THIS AGREEMENT BEFORE YOU READ AND FULLY UNDERSTAND THE COVENANTS CONTAINED HEREIN. TENANT HEREBY ACKNOWLEDGES BY SIGNING THE AGREEMENT THAT HE HAS READ, UNDERSTOOD AND ACCEPTS ALL THE TERMS AND CONDITIONS EXPRESSED IN THIS AGREEMENT.**

Tenant 1

Date

Tenant 2

Date

Orono-Old Town Self Storage

Date