

2076 East Main St. STE.102, Greenfield IN 46140
(317) 467-9740 aStoragePlace4U.com

_____ Base Assigned _____ Phone _____

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- 6. Access to storage unit/stored goods on site.** Renter hereby grants to company, without further notice to renter required, access at all times to the unit to any stored items, for the purpose of inspection or making repairs, additions or alterations to the premises. Tenter's grant of permission under this paragraph does not create a duty to make any repairs, additions , inspections or alterations.
- 7. Other fees and charges.** Rent is due on the 1st day of each month with a 4 day "grace period", as of the 6th day a \$20 or 20%, which ever is greater, late fee will be assessed. If payments are postmarked the 6th of the month or after, or payment is not in the drop box by 12 p.m on the 6th of the month, it is considered late. If rent in full has not been received & postmarked by the 15th of the month an additional \$10 late fee will assessed. If rent, fees or charges have not been paid after 30 consecutive days, a Lock Down & Lock Out will occur with a \$25 fee, access will be denied until rent and fees are paid in full. Written Notice of Default Charge is \$15. Cut Lock Fee is \$50. Written Notice and/or email of Default Charge is \$20. Legal Advertising Fee is \$25, Public Sale Set-up Fee is \$50,Towing the Vessel is \$200, NSF/Returned Check/Stop payment/Credit Card Denied or disputed is \$40 + Applicable late fees + bank charges. Lost or replacement access card fee is \$20. Cleaning fee (1 hour minimum) is \$25 per hour + disposal fees, Eviction Notice/Filing Fee in Lieu of Sale is \$250 + court costs, Unauthorized dumping on land is a minimum fee of \$150. Other fees may apply that are not listed here or anticipated.
- 8. Default, Lien and Foreclosure, Indiana law provides company a Lien on all property stored at this facility.**
- A. If renter fails to pay rent or other charges for thirty consecutive days from the date they are due, or if renter fails to move out promptly upon the termination of this lease, renter will be denied access to the facilities premises.
 - B. A Storage Place will email or USPS mail written notice to the renter's last known address setting forth the amount due and a date after which the stored property will be advertised and sold, donated or disposed of.
 - C. All property at this facility will be sold to satisfy the lien if payment in full in the form of cash has not been received prior to the sale date.
 - D. The proceed of any such sale or disposition will be applied first to the cost of such sale and second, to the payment of the rents and charges which may be due from renter to company under the terms of this lease.
 - E. Renter agrees to pay all costs and expenses, including attorney's fees and reasonable service fees to this company for enforcing the terms of this lease.
 - F. Renter waives any claims, it or its successors, heirs or assigns may have as a result of any claims by any other party having an interest in the property kept on these premises.
- 9. Miscellaneous.** Renter may not assign this lease or any part of it and may not let, sublet or allow usage the whole or any portion of the storage unit or land without prior written consent of this company. If any term or provision of this lease or its application to any person or circumstances is, to any extent, invalid or unenforceable, the remainder of the lease will not be affected. If any of the time limitations, foreclosure or notice requirements stated in this lease conflict with those required by local law, this local limitation and requirements will apply in lieu of the limitations and requirements stated in this lease. Company may at any time assign this lease to another company, corporation or person(s), in which event company shall no longer be responsible or liable under the terms of this lease and all the covenants, conditions and obligations of lease are for convenience only and in no way affect the construction of the terms of this lease. The captions of this lease may be waived or changed other than be written agreement. Only an authorized officer may authorize ay specific waiver, modification or extension of any provision. This lease is binding upon the parties, their heirs, successors, personal representatives and assigns.
- 10. Abandonment.** Renter understands the renter's rented land, space, storage unit must be secured, stay locked and in the door in guide at times. In the event that any motor vehicle as defined in Indiana Code 9-13-2-196 remains stored on site after expiration or termination of this lease or upon renter's default, and in addition to all other right and remedies available to company, company is authorized to report the vehicle as abandoned or unclaimed to the local police, state police or sheriff pursuant to Indiana Code 9-22-1 ET SEQ. 9-22-2 ET SEQ. It is understood by renter that upon such report the local police or sheriff may take possession and impound the vehicle pursuant to law. Company shall incur no liability to renter as a result of reporting any vehicle as unclaimed or abandoned pursuant to this paragraph.

- 11. Termination and Default: Lien.** If at any time a petition is filed against rent in any bankruptcy or insolvency proceeding under any state or federal law, or renter is otherwise adjudged as bankrupt, makes an assignment for the benefit of creditors of renter fails to pay rent when due or other wise breaches any of the covenants by which it is obligated either under the terms of this lease, the Rule and Regulations, or any other lease for additional rental which renter may now have or here after execute with company. Company may at any time thereafter limit renter access to the rental site and renter's property without prejudice to any remedies which company might otherwise have. Renter hereby grants the company a valid first lien upon and security interest under Article 9 of the Uniform Commercial Code as enacted in the state of Indiana in all personal property noted/stored on the site which renter may now have or may hereinafter execute with company. In addition to any lien under the Uniform Commercial Code, and all remedies available to this company in law equity, or otherwise under this Rental Agreement, renter shall have a lien upon and security interest in all personal property stored on site under and pursuant to Indiana Code 26-3-8-11 ET SEQ., and may exercise all rights and remedies specifically stated therein. If this company forces its lien under and pursuant to Indiana Code 26-3-8-11 ET SEQ., It may deny access to the site and remove renter's property from that site to another site, pending sales or disposition. The security interest(s) created herein and the enforcement thereof in the event of a default shall be in addition to all off he company's rights under this lease or at law, including any other statutory security interest or lien in favor of company. Renter acknowledges that since the site(s) leased for storage or business purposes, it is not able to relet the site as long as the property remain unclaimed. Renter agrees that in the event renter does not remove all of its property from the site upon termination of this lease whether by default or otherwise, all such property shall conclusively by deemed abandoned. At this company's preference all property so abandoned may be disposed of any manner and the proceeds applied or retained as company sees fit. Renter shall pay and discharge all reasonable costs, attorney's fees and expenses that may be incurred by this company in enforcing the covenants and agreements of this lease and other lease for any other site which renter may now have or may hereafter execute with this company. Service charges will be imposed on all accounts delinquent more that 5 days.
- 12. Military Service.** If in the military, or moving as a result of someone in the military, or changes of military status or assignment, renter agrees to immediately notify A Storage Place of all changes if but not limited to: mailing address, phone number, commanding officer, base assigned and branch of service.
- 13. Insurance; Release of Liability.** All personal property is stored by renter at renters sole risk. Insurance is the renters sole responsibility. Renter understands In addition I (we) hereby give A Storage Place L.L.C., their agent(s) or their assign(s) permission to verify the information provided to them on my (our) this application (lease agreement) and to investigate the same if necessary for the purpose of leasing, suspicion, or collection of rental property.

14. OVER-THE-VALUE-LIMIT ADDENDUM

This Addendum to the Monthly Rental Agreement by and between Owner and Renter and collectively (the "Parties") for the Premises WHEREAS the Parties have entered into a Monthly Rental Agreement (the "Agreement") for storage of certain personal; and WHEREAS the Agreement Provision No. 5 provides that Renter shall not store property in the Premises with a value in excess of \$5,000.00 without the prior written permission of Owner; and WHEREAS Renter desires to store property in excess of \$5,000.00 in the Premises IT IS THEREFORE AGREED:

- 1. That Renter may store personal property or a vehicle which Renter declares has a total, actual cash value in excess of \$5,000.00 in the Premises.
- 2. Renter agrees to maintain insurance specifically written for property stored in a Storage facility on all property stored in the Premises with actual cash value coverage against all perils, without exception. .
- 3. Owner shall be entitled, from time to time, to require Renter to provide proof that the policy or appropriate replacement policy is still in force and effect.
- 4. If at any time, the insurance policy identified in this Addendum lapses in coverage as a result of nonpayment of premiums, cancellation, or for any other reason, this shall constitute an Event of Default under the Lease Agreement and, the consent to store property in excess of \$5,000.00 shall immediately be withdrawn by Owner, without further action of Owner and the value of the stored property shall be deemed not to exceed \$5,000.00 without any admission that the stored property has any value at all.
- 5. Renter understands that Owner provides no insurance to protect any of the property stored by Renter in the Premises.

****I HAVE READ ALL PAGES OF THIS RENTAL AGREEMENT – TERMS AND CONDITIONS****

Date: _____ **By:** _____

A STORAGE PLACE L.L.C - AGENT

****Renter Signature:** _____