

Initials of Lessee agreeing to all terms and conditions on the back and front of this Rental Agreement.

9. Lessee shall pay Lessor, upon execution of this Agreement, a Deposit Amount as agreed between the parties and indicated above. The reasonable cost of repairing any damages caused by Lessee and/or cleaning the Unit will be deducted from the deposit. Lessee shall be charged \$25 per hour for all cleaning and other labor required, in addition to the cost of all materials and supplies. Lessee agrees that any and all charges may be deducted from the Lessee's Deposit Amount. A fine will be imposed of not less than one (1) months rent if garbage is left behind or on Outdoor Storage space or on unit walls and if floors are not in pre-rental condition.
10. No waste or refuse shall be dumped in or around the Unit. No hook, screws, nails or shelving shall be driven into the Unit. The Unit will not be used for illegal purposes. Portable fuel tanks must be emptied or removed from Unit. Car repair or other repair work is not allowed on the premises at any time. Nothing is to be stored where the overhead door will not close completely. Lessee will not store anything outside the Unit unless lessee has executed lease for Outdoor Storage.
11. Locks: Lessee agrees to provide his or her own lock for the unit. The Unit must be secured with a lock immediately upon rental and must remain locked at all times. In the event that Lessor discovers that the Unit does not have a lock on it, the Unit shall be deemed abandoned and this Rental Agreement shall terminate. Outdoor Storage spaces will have a key provided and must be returned to Lessor at end of rental.
12. If a court having jurisdiction shall deem any provision of this Rental Agreement invalid or unenforceable, then the remainder of this Rental Agreement, and the application of such provision to circumstances other than those as to which it is deemed invalid or unenforceable, shall not be affected thereby.
13. Except as otherwise indicated above, the term of this agreement shall be month-to-month beginning on the first day of the month and concluding on the last day of the month, however this lease shall automatically renew for additional one month periods unless either Lessee or Lessor provide the other written notice of its intent to terminate this Agreement at least thirty (30) days prior to termination of the current period. Lessee agrees that the security deposit equal to one (1) months rent may be retained by the Lessor, if thirty (30) days notice of termination was not given in writing. On termination, Lessee shall deliver the Unit in broom clean condition free from any and all debris. Outdoor Storage space must also be free of debris.
14. Lessee hereby rents from Lessor the above-described Rental Unit or Outdoor Storage space for the above described Rental Amount. Rent is due in advance and must be RECEIVED by Lessor before 11:59 p.m. on the first day of each month during the term of the Rental Agreement. There is no grace period, regardless of holidays, weekends or otherwise. Late payments will be subject to a \$20 late fee, which fee will continue to accrue monthly until the rental amount is paid in full. Any checks returned non-sufficient funds or otherwise will incur a \$30.00 charge. This charge is in addition to any late fees. Rental rate are subject to change upon written notice from Lessor to Lessee. Rent paid is non-refundable.
15. Outdoor Storage: Eagle Mini Storage PIZON LLC does NOT accept tow-in vehicles. Anything stored in an Outdoor Storage space must be functional, operational, be on a trailer and be easily moved. (Ex: Campers, boats, trailers) A copy of the owner's title is suggested to be submitted with completed lease for Outdoor Storage space. A 1 month security deposit plus the first months rent is required upon initial rental. **If rent is not received by the 1st of the month a \$20.00 late fee will incur. If rent is not received by the 15th of the month, a certified letter will be sent to the last known address. If rent and late fees are not paid by the last day of the month, the item (ex: camper, boat or trailer) will be towed, at the owners expense, to the nearest City Impound.** The security deposit will be forfeited if the item is towed. Eagle Mini Storage PIZON LLC's key must be returned and all rental fees up-to-date for the security deposit to be returned.