

Office Hours

Monday - Saturday 8:00AM - 6:00PM
First and/or Last Sunday 12:00PM - 5:00PM
Closed Holidays

Gate Hours

Sunday - Saturday 7:00AM -7:00 PM
Open Holidays

Arizona Storage Centers Lessee Agreement Form

- [] AZ Mini Storage * 12650 N. Cave Creek Rd., Phoenix, AZ * 602-971-6645
- [] Cactus Self Storage * 12160 N. 59th Ave., Glendale, AZ * 623-487-1667
- [] Deer Valley II Self Storage * 20550 N. 19th Ave., Phoenix, AZ * 623-582-0252
- [] Gilbert Self Storage * 1690 E. Williams Field Rd., Gilbert, AZ * 480-899-3224
- [] San Tan Self Storage * 2875 W. Chandler Blvd., Chandler, AZ * 480-963-3484

Lessee: _____ Phone: _____
 Address: _____
 City: _____ State: _____ Zip Code: _____
 Space Number: _____ Size: _____ X _____
 Beginning On: _____
 Monthly rate + Tax: _____ Admin fee: \$20

Going Month to Month On: _____

Lessee agrees to pay lessor in advance a monthly rental fee of \$ RENTAL RATE plus tax for a total of _____ per month;

AND AFTER THE INITIAL TERM AGREES TO A MONTH TO MONTH BASIS TERMINATED AS PROVIDED AND UPON THE TERMS AND CONDITIONS HEREIN AFTER STATED. FAILURE TO GIVE PROPER NOTICE WILL RESULT IN A CHARGE OF ONE FULL MONTH.

Administration Fee \$20.00 Prorated Month of _____.
Total Due At Signing: \$ _____

2014 STATUTORY ADDENDUM

Arizona Law requires self-storage occupants to disclose whether any of the following types of Protected Property is or will be stored in the Leased Spaces.

Yes	No	
___	___	Documents, files or electronic data containing financial, medical, legal or Passport information about Occupant’s customers, clients or patines (except Occupant’s personal records).
___	___	Pharmaceuticals (except those dispensed by a pharmacy for Occupant’s Personal Use)
___	___	Alcoholic beverages
___	___	Firearms

In situation of default items listed above will be turned over to authorities.

**\$25.00 PER ½ HR AFTER HOURS FEE. ARRANGEMENTS MUST BE MADE IN ADVANCE.
CASH PAYMENT ONLY.**

PARTIAL PAYMENT OF RENT DOES NOT WAIVE OR VOID THE LEGAL EFFECT OF PRIOR NOTICES GIVEN TO LESSEE UNLESS EXPRESSLY AGREED TO IN WRITING BY LESSOR. ALL RENTS DUE ON THE FIRST, LATE ON THE SECOND, AFTER THE 4TH DAY, NO PRO-RATE ON MOVE-OUTS, A FULL MONTH'S RENT IS DUE.

IF SPACE IS OCCUPIED/LOCK IN PLACE AFTER THE 4TH, LESSEE IS STILL LEASING THE SPACE. IF LESSEE VACATES WITHOUT REMOVING LOCK, RENT & OTHER CHARGES WILL CONTINUE UNTIL SUCH TIME AS LESSEE RETURNS TO REMOVE LOCK OR UNTIL THE DEFAULT PROCESS IS COMPLETED, WHICHEVER OCCURS FIRST.

Lessee allowed only one (1) lock. Additional locks will be removed by Lessor. Lock removal fee \$50.00 plus lock cost.

LESSOR MAY TERMINATE THIS RENTAL AGREEMENT BY ANY MEANS PROVIDED BY THE LAW.

RENTAL OF SPACE: In consideration of the covenants and conditions contained in this Rental Agreement, Lessor rents to Lessee storage space at the self-storage facility at the above described site. Lessor is not in the warehouse business, or in the business of storing goods for hire. Under no circumstances shall Lessor be deemed a bailee or other type of custodian. Lessor's employees have been forbidden from providing any services on behalf of Lessor. Should employees of Lessor provide services at Lessee's request, they shall be deemed to be agents of Lessee.

RENT: Lessee shall pay to lessor in advance and without demand on the first day of each month the rent due in lawful money of the United States. Rent received after the close of business on the 4th day of the month is subject to an overlook/late fee of \$ 20.00 + tax which lessee agrees to pay plus tax for the month that rent is late. The new month's rent and other lien related charges (\$50 lien fee plus any sale related fees) will add on if rent is unpaid for more than 30 days. If a check is returned uncollected, payments represented by it shall be considered delinquent on the date originally due and shall be subject to a \$ 30.00 + tax returned check charge.

Lessor may increase the rent by notifying the Lessee in writing at least thirty (30) days prior to the first day of the month for which the increased rent is due. Lessee shall pay the increased rent from the date it becomes effective. Any additional charges shall be payable concurrently with the rent payment or at the time the additional charge is levied. In the event of a seizure under Paragraph 6 hereof, it is understood and agreed that the liability of Lessee for the rents, charges, costs and expenses provided for in the Agreement shall be relinquished, diminished or extinguished prior to PAYMENT IN FULL or termination of this Agreement, whichever occurs first in time. It is further agreed that Lessee shall be personally liable for all rents, charges, costs and expenses to the date of termination of this Agreement, expenses incurred for the sale and/or disposition of the property, attorney's fees, court costs and any costs of repairs. In the event of a sale or other disposition as provided heron, it is agreed that the due date of such sale shall constitute the date of termination of this Agreement.

LESSOR RESERVES THE RIGHT TO REFUSE PAYMENT BY CHECK.

NO RENT REFUNDS.

ANY PROPERTY LEFT IN THE STORAGE SPACE AFTER THE DATE FOR WHICH LESSEE HAS GIVEN NOTICE TO TERMINATE WILL BE DEEMED ABANDONED BY THE LESSEE. LESSOR MAY REMOVE AND DISPOSE OF THE CONTENTS THEREOF WITHOUT NOTICE OR LIABILITY TO THE LESSEE. ANY CHARGES WILL BE THE RESPONSIBILITY OF LESSEE.

TERM: The initial term of the Agreement shall commence on the date of execution of the Agreement and **SHALL GO MONTH TO MONTH ON UNLESS TERMINATED ACCORDING TO THE PROVISIONS HEREOF. LESSOR RESERVES THE RIGHT TO EXTEND THE TERM OR TERMINATE THE AGREEMENT FOR ANY CAUSE. IT IS EXPRESSLY AGREED THAT ALL OF THE COVENANTS AND TERMS OF THE AGREEMENT SHALL REMAIN IN FULL FORCE AND EFFECT, UNLESS TEN (10) DAYS PRIOR TO VACATING THE RENTAL UNIT, INITIAL TERM OF THE AGREEMENT, OR MONTH TO MONTH EXTENSION OF THE AGREEMENT, EITHER PARTY GIVES THE OTHER PARTY NOTICE TO TERMINATE,** the Agreement shall be construed as a tenancy at sufferance at the rental and on the same terms and conditions herein specified, or as such may be modified pursuant to Paragraph 11. **LESSEE AGREES TO GIVE TEN (10) DAYS WRITTEN NOTICE PRIOR TO VACATING THE RENTAL UNIT BEFORE THE END OF THE MONTH.**

1. USE AND COMPLIANCE WITH THE LAW: The space shall not be used for any unlawful purpose and shall be kept in good condition. Lessee shall only store at the facility property to which he has legal right of possession. Lessee agrees not to store collectibles, works of art, jewelry, heirlooms or any kind of property having sentimental or special value to the Lessee in said leased space. **THE STORAGE OF FOOD, SEED, PERISHABLES, FUEL, FERTILIZERS AS WELL AS TOXIC OR HAZARDOUS MATERIALS, FLAMMABLE, CHEMICAL, ODOROUS, EXPLOSIVE, WELDING OR OTHER INHERENTLY DANGEROUS MATERIALS, OR CONTRABAND OF ANY TYPE IS EXPRESSLY PROHIBITED.** **LESSEE SHALL NOT STORE ANY ITEMS WHICH SHALL BE IN VIOLATION OF ANY ORDER OR REQUIREMENT IMPOSED BY THE BOARD OF HEALTH, SANITATION, POLICE DEPARTMENTS OR OTHER APPROPRIATE GOVERNMENTAL BODY, OR DO ANY ACT OR CAUSE TO BE DONE ANY ACT WHICH CREATES A NUISANCE IN OR UPON THE SPACE OR CONNECTED TO THE FACILITY DURING THE TERM OF THIS AGREEMENT.** Lessee authorizes Lessor to release any and all rental information in the event of a police investigation.

2. NON-LIABILITY OF LESSOR AND INSURANCE OBLIGATIONS TO LESSEE

(a) THERE IS NO INSURANCE PROVIDED FOR STORED GOODS. ALL PROPERTY STORED WITHIN OR ON THE SPACE BY LESSEE OR LOCATED ANYWHERE AT THE FACILITY SHALL BE AT LESSEE'S SOLE RISK. INSURANCE ON PROPERTY IS A MATERIAL CONDITION OF THIS AGREEMENT AND IS FOR THE BENEFIT OF BOTH THE LESSEE AND LESSOR. FAILURE TO CARRY THE REQUIRED INSURANCE WILL BE CONSIDERED A BREACH OF THIS AGREEMENT AND LESSEE ASSUMES ALL RISK OF LOSS TO STORED PROPERTY THAT WOULD BE COVERED BY SUCH INSURANCE. LESSEE EXPRESSLY AGREES THAT THE INSURANCE COMPANY PROVIDING SUCH INSURANCE SHALL NOT BE SUBROGATED TO ANY CLAIM OF LESSEE AGAINST LESSOR, LESSOR'S AGENTS OR EMPLOYEES FOR LOSS OR DAMAGE TO STORED PROPERTY. LESSOR, LESSOR'S AGENTS, EMPLOYEES, PRINCIPALS, GUESTS OR ANY OTHER REPRESENTATIVE SHALL NOT BE LIABLE (EVEN IF THEY ARE NEGLIGENT) FOR ANY LOSS OR DAMAGE TO LESSEE'S PROPERTY FROM FLOOD THEFT, FIRE, VANDALISM, DEFECTS IN THE PREMISES, OR ANY OTHER CAUSE. LESSEE ALSO AGREES NOT TO STORE PROPERTY WITH A TOTAL VALUE IN EXCESS OF \$5,000. ANY DISPUTE WHERE THE VALUE OF THE ITEMS STORED AT THE FACILITY IS AT ISSUE, \$5,000 WILL BE THE LESSOR'S MAXIMUM AMOUNT OF LIABILITY, IF ANY, AS PROVIDED BY ARIZONA LAW.

(b) Lessee agrees and understands that lessee shall obtain any desired insurance coverage at his own expense, and acknowledges that any insurance lessor may procure shall not protect any interest lessee may have in the property stored at or in the space of facility. Lessor strongly recommends that lessee secure insurance to protect himself and his property against all risks of whatsoever in nature. It is expressly agreed that lessor shall not be liable to lessee or lessee's invites, licensees, family, employees, agents, or servants for the negligence of lessor for personal injuries or property damages, or loss from theft, vandalism, fire, smoke, water, hurricane, rain, tornado, explosion, act of god, or any other cause whatsoever, unless contrary to law. Lessee acknowledges that lessor does not take care, custody, control, possession, or dominion at the facility and that lessor does not agree to provide protection for the facility, the space, or the contents thereof. Lessee must take whatever steps he deems necessary to safeguard any and all property at the facility in or on the space. Lessee must keep the space locked. He may provide his own locks and keys and assume full responsibility for persons having possession of the keys and access to the space. Lessor shall not be liable for loss or damage resulting from failure, interruption or malfunction of the utilities, appliances or fixtures, if any, provided to lessee under the terms of this agreement.

(c) Lessee hereby agrees to indemnify and hold harmless the Lessor from and against any and all manner of claims from damages or loss to property or personal injury and costs including attorney's fees, arising from tenant's use of the space or the facility, or from any activity, work or thing done, permitted or suffered by tenant in or on the space or about the facility. Notwithstanding that Lessor shall not be liable for such occurrences. Lessee agrees to notify Lessor immediately upon the occurrence of any injury, damage or loss suffered by Lessee or other persons in any such circumstances.

(d) Should any Lessor's employees perform any services for Lessee at Lessee's request, such employee shall be deemed to the agent of the Lessee, regardless of whether payment for such services is made or not, and Lessee

agrees to hold Lessor harmless from all liability in connection with or arising from, directly or indirectly, such services so performed.

3. ALTERATIONS, SIGNS, AND WASTE: Lessee shall not make or suffer to be made any alterations of the space or facility nor post any sign without express prior written consent of the Lessor. Lessee shall not commit nor suffer to be committed any waste in or on the space or at the facility.

4. LESSOR'S RIGHT TO ENTER, INSPECT AND REPAIR: Upon the request of Lessor, Lessee shall provide access to Lessor to enter the leased space for the purpose of examination, inspection, repair, affirmation or improvements which Lessor may deem fit to make or to supply necessary or agreed services. Nothing in this Agreement, including this right of access, shall be construed as a covenant to make repairs on the part of Lessor. Further, no actions by Lessor, including making repairs, shall constitute a covenant to make repairs on the part of Lessor. In case of emergency, Lessor may enter the leased space for any of the above stated purposes, without notice to or consent from the Lessee and Lessor reserves the right to remove the contents of the leased space or facility. For the purpose of this Paragraph, the term "emergency" means any sudden, unexpected occurrences or circumstances which demands immediate action.

5. LANDLORD'S LIEN : Pursuant to A.R.S. Section 33 Chapter 15 ("Act"), Lessor will have a possessory lien from the date rent is unpaid or due on all property stored within the space for rent, labor or other charges, and for expenses reasonably incurred in its sale.

6. DEFAULT: Time is of the essence in the performance of this Agreement and in the payment of each and every installment of rent and charges herein covenant to be paid. If any rent or charge shall be due and unpaid for a period of thirty (30) days, or if Lessee shall fail or refuse to perform any of the covenants or terms of this Agreement, Lessee shall be conclusively deemed in default in the performance of this Agreement. In case of default, as its option, and without prejudice to any of the remedy, Lessor may exercise one or more of the following:

(a) terminate the Agreement; (b) deny gate access for Lessee's automobile;
(c) overlook the space; (d) sue Lessee for all sums due and owing under the terms of the Agreement; or

(e) SEIZE AND SELL THE PROPERTY AGAINST WHICH A LIEN HAS ATTACHED PURSUANT TO PROVISIONS OF THE ACT, WHICH PROVIDES IN PART THAT THE SALE SHALL BE PRINTED IN A NEWSPAPER OR POSTED, AND THE SALE SHALL BE A PUBLIC SALE TO THE HIGHEST BIDDER AT THE SELF-SERVICE STORAGE FACILITY OR AT A REASONABLY NEARBY PLACE FOLLOWING WRITTEN NOTICE TO LESSEE OF LESSOR'S CLAIM.

7. PROPERTY NOT SOLD: If any property remains unsold after Lessor has complied with all the requirements of the Act, Lessor, at its option may otherwise dispose of said property in any manner considered appropriate by Lessor, including, but not limited to, destroying said property.

8. BREACH OF COVENANTS OR CONDITIONS: A breach of any covenants or conditions of this Agreement by Lessee shall, at the option of Lessor, terminate this lease at which time said Agreement shall become null and void.

9. BANKRUPTCY AND OTHER LEGAL ACTIONS: In the event that Lessee files a voluntary petition in bankruptcy, or suffers a petition in involuntary bankruptcy to be filed against him, or makes an assignment for the benefit of creditors, or is placed in receiverships or is the subject of any other type of legal action wherein the right to use and occupancy of the leased premises is an issue, then, at the option of Lessor, this Agreement shall terminate and Lessee shall thereafter have no right, or title or interests in or to any of the space.

10. WAIVER: No waiver by Lessor, his agent, representatives or employees of any branch or default in the performance of any covenant, condition or term contained herein shall constitute a waiver of any subsequent breach or default in the performance of the same or any other covenants, condition or term contained herein shall constitute a waiver of any subsequent breach or default in the performance of the same or any other covenants, condition or term hereof.

11. CHANGE OF TERMS: All terms of this Agreement, including but not limited to, monthly rental conditions of occupancy and charges are SUBJECT TO CHANGE UPON THIRTY (30) DAYS PRIOR WRITTEN NOTICE to Lessee. In the event any said terms are changed, Lessee may terminate this Agreement on the effective date of the change by giving Lessor ten (10) days prior written notice to terminate. If Lessee does not give such notice, the change shall become effective and apply to his occupancy.

12. **RECOVERY OF ATTORNEY'S FEES AND COSTS:** In the event any action be initiated or other proceedings taken to enforce any term, covenant or condition herein contained, or to recover any rent or charge due, or to recover possession of the space of facility for any default or breach of this rental Agreement by Lessee, Lessee agrees to and shall pay Lessor's reasonable attorney's fees, costs and expenses in connection therewith.

13. **INDEMNITY AND HOLD HARMLESS:** Lessee agrees to hold Lessor harmless from any and all COSTS, disbursements, expenses (including attorney's fees), demands, claims, actions or cause of action arising directly or indirectly from this Agreement or any renewal or extension thereof.

14. **SUBLETTING OR ASSIGNMENT:** No subletting of the space or any portion thereof or assignment of this Agreement may be made by Lessee without having written permission of Lessor in advance.

15. **CHANGE OF ADDRESS:** It shall be the duty of Lessee to furnish the Lessor notification, in writing, at Lessor's address provided herein of any change of address or phone number of Lessee.

16. **TRUTHFULNESS OF INFORMATION:** In addition to other warranties herein made by Lessee, Lessee hereby warrants that all information given by him and incorporated in this Agreement is true, competitive and correct at the time of execution of this Agreement.

17. **SEVERABILITY CLAUSE:** If any part of this Agreement, for any reason, is declared invalid, such decision shall not affect the validity of any remaining portion which remaining portions shall remain in full force and effect as if this Agreement had been executed with the remaining portion. It is hereby declared by the parties that they would have executed the remaining portion of this Agreement without including any such part, parts or portions which may, for any reason, be hereafter declared invalid.

18. **SUCCESSION:** All of the provisions hereof shall apply to, bind and be obligatory upon the parties and their heirs, assigns, executors, administrators, representatives and successors of the parties hereof.

19. **ARIZONA LAW TO APPLY:** This Agreement and any action arising between the parties shall be constructed under and in accordance with the laws of the State of Arizona.

20. **EXCLUSION OF ALL WARRANTIES:** The agents and employees of Lessor are not authorized to make warranties about the space, premises and facility referred to in this Agreement, Lessor's agents and employees oral statements do not constitute warranties, and shall not be relied upon by the Lessee, nor shall any said statements be considered a part of this Agreement. The entire Agreement and understanding of the parties hereof is embodied in this writing and NO OTHER.

WARRANTIES are given beyond those set forth by this Agreement. The parties hereto agree that the IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE and all other warranties, express or implied, ARE EXCLUDED AND WAIVED from this transaction and shall not apply to the leased space, premises, and facility referred to wherein. It is further understood and agreed that the Lessee has been given an opportunity to inspect, and has inspected this space, premises and facility, and that Lessee accepts such leased space, premises, and facility AS IS.

21. **HEADINGS:** The headings of various provisions of this Agreement have been included only for the convenience of the parties and not to be used in constructing this Agreement nor in ascertaining the intentions of the parties.

22. **COMPLIANCE WITH LAW:** It is the intent of Lessor in making this Agreement, to adhere to the provisions of the Act. Lessor does not intent by the provisions herein, to provide an Agreement containing provisions which are prohibited by the Act and nothing in this Agreement shall be interpreted to extend beyond that which is permitted by the Act.

23. **ACCESS:** Possession of valid key or combination is considered by Lessor to be evidence of and legal access to Lessee's storage space, for any purpose, including but not limited to removal, relocation and destruction of Lessee's property, termination or extension of this contract or any other action deemed fitting by the aforementioned agent of Lessee.

24. **SPACE SIZE APPROXIMATE:** Space sizes are approximate and for comparison purposes only. Spaces may be smaller than indicated in advertising or other size indicators.

25. **DISCOUNT PLANS:** Rental Discount Plans must be paid in full on or before the rent due date to qualify for the discount incentive. Discount Plans, irrespective of move in or payment incentive are NON-REFUNDABLE. Discount Plans (such as Military Discount, 1 Cent Move In Special, 50% off, and other authorized discounts) can not be combined with other offers or discount plans, and is subject to complete compliance with all provisions of this agreement, and is at the sole and absolute discretion of the Owner.

26. **CROSS-COLLATERALIZATION OF STORAGE SPACES:** When Occupant rents more than one space at this facility the rent is secured by the property in all the spaces rented. Failure by Occupant to pay rent or other charges on any space shall be considered a default on all spaces rented. Owner may exercise all remedies including denial of access to the facility and sale of the property if all rent on each and every rented space is not paid when due.

27. **MILITARY SERVICE: IF YOU ARE IN MILITARY SERVICE,** Occupant must provide written notice to Owner. Owner will rely on this information to determine the applicability of the Service members Civil Relief Act to Occupant.

28. **FINANCIAL INFORMATION:** Owner does not warrant or guarantee that any financial information (credit card, checking account) will not be stolen or otherwise compromised. Occupant waives and releases any and all claims of action against Owner for damages arising from the use of said information by others.

ALL UNITS MUST BE LEFT COMPLETELY EMPTY AND CLEAN. THERE IS A MINIMUM \$75 CHARGE TO HAUL OFF BELONGINGS OR TRASH LEFT BEHIND. \$15 CHARGE IF WE HAVE TO SWEEP AND CLEAN, IN AND AROUND YOUR UNIT UPON VACATING. REQUEST A WALK THROUGH AND CONFIRMATION THAT ALL BUSINESS BETWEEN LESSOR AND LESSEE HAS BEEN SATISFACTORILY COMPLETED.

THIS LEASE, INCLUDING ANY ADDENDUMS CONSTITUTES THE COMPLETE AND ENTIRE AGREEMENT BETWEEN THE PARTIES. THERE ARE NO SEPARATE ORAL AGREEMENTS BETWEEN THE PARTIES AND LESSEE ACKNOWLEDGES THAT HE IS NOT RELYING ON ANY ORAL REPRESENTATIONS BY LESSOR PURPORTING TO MODIFY OR ADD TO THIS LEASE.

LESSEE HAS READ THE FOREGOING AGREEMENT, INCLUDING ALL ADDENDUMS, AND AGREES TO COMPLY WITH ALL TERMS OF THIS ENTIRE LEASE. [] (initial)

Lessee:

Date:

Manager:

Date:

ARIZONA STORAGE CENTERS FACILITY RULES & REGULATIONS

1. RENT — All rent is due and payable before the 1st of the month. On the 2nd of the month access is suspended until paid.
2. LATE CHARGE — If rent is not paid by close of business on the 4th day, a late fee of \$20 plus tax will be assessed. At 35 days delinquent, a letter mailed by certificate of mail shall be assessed and auction procedures will begin resulting in a \$50 lien fee at 42 days late.
3. OVERLOCK — If rent is past due, the manager has the authority to place an overlock on the unit until all charges have been paid. Tenant removal of the overlock constitutes theft, breach of the lease and will result in immediate eviction of Tenant from the unit.
4. REFUNDS — There are absolutely no refunds.
5. RETURNED CHECKS — A \$20 charge, plus tax, will be made on all returned checks and the balance due remaining on the unit will be subject to late fees.
6. PAYMENT BY CHECK — Manager reserves the right to require payment in cash.
7. CHANGE OF ADDRESS — You must notify manager of any change of address or phone number immediately and in writing. Change of Address forms are available in the manager’s office.
8. LOCK & KEYS — You must keep your storage unit secured with a lock. Any device or double locks which prevent the use of overlocking devices may not be used and if used will be removed by manager. If a lock must be cut for any reason, a \$50 fee will be charged and Tenant must obtain another lock.
9. INSURANCE — You must carry insurance on goods stored at this facility.
10. PROTECTION OF CONTENTS — You are solely responsible for the protection of your stored items. You should place all contents on block off the floor, provide protection from dust with covering of your choice, as well as pest control.
11. HAZARDOUS MATERIALS — Storage of hazardous, dangerous or flammable materials is prohibited. Violation of this law is a breach of the lease and requires Tenant to immediately vacate the premises.
12. VACATE NOTICE — A vacate notice is required ten (10) days prior to the end of the month in which you want to vacate. Vacate Notice form may be picked up in the manager’s office.
13. EARLY MOVE OUT — A locker will be considered abandoned if contents are removed and locker is vacant. Manager will be under no obligation to the previous tenant and may rent the abandoned unit.
14. REFUSAL — Manager reserves the right to refuse to rent a storage space or renew an agreement.
15. OBSTRUCTION OF COMMON AREAS — The driveways, sidewalks and other common areas must not be obstructed or used for any purpose other than accessing the storage areas. No refuse or debris shall be left outside storage areas nor shall these areas be used for repairing, cleaning or otherwise working upon motor cycles, card, boats, or other vehicles, equipment or apparatus of any kind.
16. DUMPSTER — The trash dumpster is for the manager’s use. Please ask for permission to use the dumpster. Unauthorized use of dumpster will result in a \$500 civil fine. (\$1,000 in Glendale).
17. ALTERATIONS — Tenant shall make no alterations to storage areas nor shall any advertisements, signs or other notices be painted or otherwise attached either inside or outside storage areas.
18. PETS — No pets or living organisms shall be kept in the storage areas.
19. HOUSEKEEPING — Tenant will maintain the premises in good condition.
20. HOURS — Office hours are 8 a.m. to 6 p.m. Monday - Saturday and 12 noon to 5 p.m. on some Sundays.
21. HOLIDAYS — Office closed on the following days:

New Year’s Day	Thanksgiving
Easter Sunday	Day after Thanksgiving
Memorial Day	Christmas Eve (12 noon)
4th of July	Christmas Day
Labor Day	New Year’s Eve (3 PM)

Lessee: _____