

fill in areas
in yellow

RENTAL AGREEMENT AND CONTRACT

ECONOMY STORAGE, Owner, Leases to _____ Tenant,
whose last known address is _____ City _____ State _____ Zip _____
space # _____ subject to the terms and conditions below. The space is to be
occupied and used for the purposes specified in this agreement, beginning on the _____ day of _____,
20_____ and continuing month to month until terminated by either party.

The Tenant agrees to pay the Owner the monthly sum of \$ _____ rent, payable in
advance on or before the first of the month. If rent is not paid by the first day of the month or if a check given
in payment is dishonored, Tenant is considered to be in default. A lock will be place on the unit for three days
in order to for tenant to catch up. After the three day grace period, a penalty of \$15.00 will be accessed for the
next fifteen days (penalty period #1). If not paid during the first penalty period, another penalty period of
fifteen days (penalty period #2) will start and another fee of \$15.00 will be accessed. If not paid by the end of
the 2nd penalty period, it goes into **AUCTION STATUS**. Auction occurs on the 3rd Thursday of the month.

The space is to be used by the Tenant solely for the purpose of storing personal property belonging to the
Tenant. The Tenant agrees not to store explosives or any highly flammable goods or other goods which would
cause danger to the space. The Tenant agrees that the property will not be used for any unlawful purposes.

**UPON DEFAULT BY THE TENANT, THE OWNER HAS A LIEN ON ALL PERSONAL PROPERTY
STORED IN THE TENANT'S SPACE FOR RENT, LABOR, OR OTHER CHARGES IN RELATION
TO THE PERSONAL PROPERTY, AND FOR ITS PRESERVATION OR EXPENSE REASONABLY
INCURRED IN ITS SALE OR OTHER DISPOSITION PURSUANT TO THIS AGREEMENT.
PERSONAL PROPERTY STORED IN TENANT'S SPACE WILL BE SOLD (at auction - 3rd
Thursday of the month) OR OTHERWISE DISPOSED OF IF NO RENT HAS BEEN RECEIVED FOR
A CONTINUOUS FIFTEEN-DAY PERIOD AFTER DEFAULT (Second Penalty Period). IF ANY
PAYMENT IS NOT MADE BY THE FIRST OF THE MONTH DUE, OR IF ANY CHECK GIVEN IN
PAYMENT IS DISHONORED, THE TENANT IS IN DEFAULT FROM THE DAY THE RENT WAS
DUE. IF DEFAULT OCCURS, THE DEFAULTING PARTY AGREES TO PAY ALL COLLECTION
COSTS AND A REASONABLE ATTORNEY FEE TO CURE THE DEFAULT.**

For purposes of Owner's lien: "personal property" means moveable property, not affixed to land and includes,
but is not limited to, goods, merchandise, and household items. "Last known address" means THAT address
provided by the Tenant in the last rental agreement or the address provided by the Tenant in a subsequent
written notice of a change of address. The Owner's lien attaches as of the date the Tenant is considered in
default.

**OWNER DOES NOT PROVIDE ANY TYPE OF INSURANCE WHICH WOULD PROTECT THE
TENANT'S PROPERTY FROM LOSS BY FIRE, THEFT, OR ANY OTHER TYPE CASUALTY
LOSS. IT IS THE TENANT'S RESPONSIBILITY TO PROVIDE SUCH INSURANCE.**

Date: _____ OWNER: Tom Hudson | Economy Storage

Telephone # _____ TENANT: name
here

Driver's License # _____ Email: _____