

# ATHENS SELF STORAGE, Inc



10 Davidson Road Athens TN 37303

Office: 423-745-8200 FAX: 423-745-8285

## Self Service Storage Agreement

THIS SELF-SERVICE STORAGE AGREEMENT is made and entered into this 1 day of 2 3 20   between Athens Self Storage, Inc., herein called "Owner" and 4, herein called "Tenant."

The Parties hereby agree as follows:

- 1. Leased Space.** The owner agrees to lease to the Tenant under the following conditions written in this agreement for Unit # 5, on a month-to-month basis beginning on the 6 day of 7, 20  . All terms and conditions of this Agreement apply to this lease.
- 2. Rent.** Tenant agrees to pay the sum of \$ 9 per month until the lease is terminated by either party. Rents can be Month to Month or as a One-Year Lease. The rent can be reduced if the Tenant agrees to pay by email invoice. Upon execution of this Lease, the Tenant agrees to pay the first month's rent and will pay the next monthly rent on the FIRST of each month. The first month's rent will accompany this lease upon execution. Owner acknowledges the receipt of this first monthly payment. All rent paid by the Tenant is non-refundable and subject to a late fee if the rent is received FIVE days or later from the due date. Owner acknowledges the receipt of a rental deposit of \$ 10. This amount is refundable providing the Tenant gives proper notice of termination and there are no unpaid rental payments due and owing.  
  **The Tenant is in default of this lease FIFTEEN (15) DAYS after failure to pay on the date due. Your property can then be sold or otherwise disposed of if no payment has been received.**
- 3. Termination.** This agreement may be terminated by either the Tenant or the Owner upon written notice as evidenced by a letter properly dated and signed by either party. The Tenant letter must be received by the Owner at least TEN DAYS prior to the end of the month. Absent a dated termination notice, this agreement will be extended month to month until such notification of termination by either party is received.
- 4. Use of Leased Space.** The Tenant agrees the leased space will be only used for storage of the Tenant's property and not used for any unlawful purposes. Tenant agrees to not use the unit to store any hazardous materials, toxic waste, or other pollutants. The Tenant is not permitted to sub-lease this space to another user and agrees to keep the space in good condition (usual wear and depreciation excepted). Tenant also agrees to not store any explosives, highly flammable materials, or other goods that could ignite or explode in the leased unit. Tenant will disclose any liens on property in the unit.
- 5. Insurance on Contents.** The Tenant understands the Owner does not provide insurance on the contents of the property stored in the unit. Tenant agrees they are exclusively responsible for these contents and will procure insurance if desired for the protection of their personal property.
- 6. Damage or Loss of Contents.** The owner is explicitly **NOT RESPONSIBLE** for or liable for any damage, loss, or injury to any of the Tenant's personal property stored in the unit that results from any cause whatsoever, including, but not limited to: FIRE, WATER DAMAGE, BURGLARY, or any other cause not described herein whether caused by the Owner's negligence or otherwise. Owner agrees to maintain the property and to provide fencing of the premises as observed at the time Tenant enters into this agreement.

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7. **Lock.** The Tenant shall provide a lock for the Unit that Owner deems adequate to secure the Unit. It is the responsibility of the Tenant to, at all times to maintain and inspect the lock. Owner accepts no responsibility for the condition or effectiveness of the lock.
8. **Default by the Tenant.** The "TENNESSEE SELF-SERVICE STORAGE FACILITY ACT" and any amendments govern the relationship between the Tenant and Owner. The Tenant acknowledges Owner, under 66-31-104 of the ACT, has a LIEN ON ALL PROPERTY IN THE UNIT FROM INCEPTION OF THE LEASE. Should the Tenant default under any of the terms and conditions of this agreement, the Tenant agrees the Owner has the right as outlined in (66-31-105) to pursue the prescribed legal remedy. The Tenant has FIFTEEN Days from the rental due date to remedy the default. Additionally, NO partial payment by the Tenant shall be sufficient to suspend or terminate the rights of the Owner under the ACT, and only upon payment IN FULL OF ALL SUMS DUE under the ACT will cause the LIEN to be abandoned by the Owner.
9. **Notices.** All notices required under the TENNESSEE SELF-SERVICE STORAGE FACILITY ACT shall be given to the Tenant at the last known address of record as provided by the Tenant in this agreement or subsequent communication. This address, as provided with this agreement, will be the address of record until the Tenant provides a replacement address.
10. **Entire Agreement.** This Agreement represents the entire agreement between the parties and may not be modified except by further written agreement of the parties.

 12 Please Initial you have read and accept the terms of this lease agreement.

IN WITNESS WHEREOF the parties have executed the Self-Service Storage Agreement in Duplicate and the Owner, and the Tenant acknowledge receipt of a copy.

This 13 Day of 14, 20 15

### Athens Self Storage, Inc.

10 Davidson Road  
Athens, TN 37303

### TENANT INFORMATION

By: 16

Owner

By: 23

 Tenant's Signature

Term of Lease

16  
PRINT Tenant's Name

Email

Phone Number

One Year Lease ☐

17  
Tenant's Street Address

City 20 State 29

Zip Code 29

Driver's License

Month to Month Lease ☐

A One Year Lease paid through Square or PayPal is not subject to the 3% credit card fee. Cash or Check is subject to a \$5 processing fee.

1	Day of agreement (can this be automatically set by clock in Iphone?)
2	Month of agreement (can this be automatically set by clock in Iphone?)
3	Year of agreement (can this be automatically set by clock in Iphone?)
4	Name of tenant (needs to match NAME in 16)
5	Unit number
6	Day lease commences (can this be automatically set by clock in Iphone?)
7	Month lease commences (can this be automatically set by clock in Iphone?)
8	Year lease commences (can this be automatically set by clock in Iphone?)
	The day, month and year can be edited if the phone sets it incorrectly
9	Amount of rent of the unit (in 5)
10	The amount of the rental deposit
11	Needs a signature or initials (The app cannot complete the process without this)
12	Needs Signature and initials (The app cannot complete the process without this)
13	Day lease commences (can this be automatically set by clock in Iphone?)
14	Month lease commences (can this be automatically set by clock in Iphone?)
15	Year lease commences (can this be automatically set by clock in Iphone?)
16	Name of renter – same as name in #4
17	Street address of the tenant
18	Signature of the owner of Athens Self Storage
19	Email of renter
20	City of residence
21	State of residence
22	Zip code of residence
23	Signature of the renter
24	Phone number of the renter
25	Drivers license of the renter
26	Select one year lease
27	Select month to month lease (can only pick either 26 or 27)