

AAA STORAGE PLUS CLIMATE CONTROL

Mailing Address: 1905 Linwood Drive, Suite 1

Paragould, AR. 72450

Phone: (870) 239-7626 or (870) 239-9109

Locations: 6002 W. Kingshighway and 1905 Linwood Drive

TERMS OF LEASE AGREEMENT

1. Tenant further covenants with Landlord that at the expiration of this lease, peaceable possession of the premises shall be given to the Landlord, in as good condition as they are now, normal wear, inevitable accidents and loss by fire excepted; and the Tenant agrees not to let sublet, or assign the whole or any part of the premises without the written consent of the Landlord.
2. Tenant shall not place or keep in the premises explosives; inflammable liquids, contraband, or other food prohibited by law and agrees to abide by any rules promulgated by the Landlord governing the use of these premises. Tenant assumes responsibility for any loss or damage to property stored by Tenant in the premises and may or may not elect to provide insurance coverage for the same. **LANDLORD DOES NOT MAINTAIN INSURANCE FOR THE BENEFIT OF THE TENANT.**
3. Upon expiration of this lease, if the Tenant continues to rent the premises on a month-to-month basis, all covenants and conditions contained in this lease shall continue in full force and effect. All leases expire when the Tenant fails to pay in advance for the unit being rented. Failure to vacate the premises on the lease expiration date automatically renews the lease for one (1) more month. THERE ARE NO PRO-RATED RENT REFUNDS.
4. Ten (10) days prior to vacating the premises, Tenant agrees to give Landlord written notice when giving up his/her space. On the date the unit is vacated, Tenant must advise Landlord.
5. If rental payments are not made on the assigned date, they will be subject to a Twenty Dollar (\$20.00) late fee after a five-day grace period. Mailed payments must be received on location by the 5th day following the rental start period. **LANDLORD DOES NOT SEND OUT BILLING FOR MONTHLY RENTAL CHARGES.**
6. If rental payments are not paid within ten (10) days of the due date, including the late charge, the Landlord may, at Landlord's option, declare the Tenant in fault. No notice need be given of said default. **LANDLORD MAY AT LANDLORDS OPTION, REMOVE TENANT'S LOCK AT TENANT'S EXPENSE WITH DEFAULT OCCURS TO APPRAISE STORED CONTENTS FOR SALE.**
7. **IN THE EVENT OF DEault IN THE PAYMENT OF THE RENT PROVIDED HEREIN,** Landlord may, with or without notice to Tenant take possession of the leased premises together with all property therein.
8. In the event Landlord is required to obtain the services of an attorney to enforce any of the provisions of the lease, Tenant agrees to pay in addition to the sums due herunder, any additional amount as for attorney's fees and cost incurred.
9. Landlord will have the right, in the event of an emergency to enter the premises using whatever reasonable means necessary.

- 10.** Change of address: IT SHALL BE THE DUTY OF THE OCCUPANT TO FURNISH IN WRITING, ANY CHANGE OF ADDRESS OR PHONE NUMBER BY CERTIFIED MAIL, RETURN RECEIPT REQUESTED, OR POSTAGE PAID.
- 11.** A returned check is subject to a charge of Thirty (\$30.00) and unsecured funding under the AUTOPAY agreement will require a Thirty (\$30.00) charge.
- 12.** The covenants herein contained shall extend to and binding upon the parties hereto, their heirs, their heirs, executor, administrators and assigns.
- 13.** NO ITEMS SHALL BE LEFT IN THE STORAGE UNIT WHEN TERMINATING THIS LEASE AND VACATING THE PREMISES. RENTERS ARE TO REMOVE ALL ITEMS (BOXES, MATTRESSES, SACKS, ETC.) STORAGE UNIT MUST BE BROOM SWEEPED.
- 14.** IF ITEMS ARE LEFT IN THE UNIT, AND THE INDIVIDUAL WISHES TO RENT ANOTHER UNIT AT A LATER DATE, ONE OF THE FOLLOWING WILL OCCUR:
 - A. THE RENTER WILL NOT BE ALLOWED TO RENT ANOTHER UNIT
 - B. THE RENTER MAY BE ALLOWED TO RENT A UNIT BY PAYING A FEE OF TWENTY-FIVE DOLLARS (\$25.00) MINIMUM OR UP TO ONE HUNDRED DOLLARS (\$100.00) MAXIMUM.
- 15. RENTAL PAYMENT MAY BE MAILED TO:**

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1905 LINWOOD DRIVE, SUITE 1
PARAGOULD, AR. 72450
- 16.** WAIVER OF LIABILITY: TENANT ACCEPTS PREMISES SUITABLE AND WAIVES ALL DEFECT, IF ANY. THE LANDLORD, HIS AGENTS, OR EMPLOYEES FOR DEATH OR DAMAGE TO PERSON OR PROPERTY CAUSED BY NEGLIGENCE, WATER, FIRE, THEFT, VANDALISM, RODENTS, OR ACTS OF GOD, OR DEFECTS IN THE PREMISES OR SAME BEING OUT OF REPAIR, OR FOR ANY CASUALTY OR OTHER CAUSE WHATEVER AND TENANT AGREES TO HOLD THE LANDLORD HARMLESS OF AND FROM ANY SUCH DAMAGE, LOSS, COST OR EXPENSE.

****THIS FORM IS TO ACCOMPANY THE LEASE APPLICATION****