

GOLDEN HILLS MINI STORAGE RENTAL AGREEMENT

2328 GOLDEN HILL ROAD, P O BOX 2220, PASO ROBLES, CA 93447

(805) 238-7886

Notice: Your stored property will be subject to a claim of lien for unpaid rent and other charges and may even be sold to satisfy the lien of the rent if other charges remain unpaid. This lien and its enforcement is authorized by Chapter 10 (commencing with section 21700) of the California Business and Profession Code.

(tenant) hereby rent from GOLDEN HILLS MINI STORAGE (landlord) those certain premises described as SPACE# _____ SIZE 10 x _____ located at Paso Robles, CA hereinafter referred to as 'premises' or 'space'.

1. TERM: The term of this tenancy shall commence from the date first written and shall continue from the first day of the month immediately following on a month-to-month basis.

2. RENT: Rent for _____ per month, payable in advance upon the 1st day of each and every calendar month to Landlord or Landlord's designated agent. In the event that it is not paid within ten (10) days after the due date, leaseholder agrees to pay a _____ per month, late fee. In the event of a dishonored bank check from Tenant to Landlord because actual damages for said dishonored bank checks are extremely difficult to ascertain, Tenant agrees to pay \$50 in liquidated damages for said dishonored check. The monthly rental rate may be changed at any time by Landlord by giving seven (7) days written notice to Tenant at the address(es) provided seven days before the expiration of any month of their tenancy. In case of default in payment of rent by tenant, Landlord is authorized to seize and take possession of Tenant's property to store at the expense of the Tenant or to sell same at public or private sale upon such notice as required by law, and in the event of sale to apply such portion of the proceeds there from in payment of rent to Landlord, if rent or the other charges remain unpaid for fourteen (14) consecutive days.

3. ABANDONMENT A& RE-ENTRY: In the event Tenant abandons the premises, the Landlord shall have the right to remove the lock thereon, if necessary and to re-enter the premises to remove all persons or property there from. Landlord also reserves the right to remove Tenant's lock and place his own lock upon premises, due to unpaid rent and or its abandonment.

4. DEPOSITS: Tenant shall pay in advance a security, cleaning and damage deposit of \$50 to be held by Landlord for Tenant's faithful performance of the terms of this agreement, and for cleaning and repair of the space after surrender by Tenant. The deposit shall be returned to Tenant within two weeks after Tenant relinquished the space to Landlord minus all charges for cleaning, repairing, and replacement of any missing items. In addition at Landlord's option, Landlord may retain any amount necessary to compensate Landlord for rent due and unpaid under this agreement.

5. OCCUPANCY: Tenant may only store personal property owned by Tenant. Storage of flammable, explosive, dangerous, or illegal materials is prohibited. Trash or other discarded material shall not be allowed in or near this space. Tenant shall not operate a business in these premises. Tenant shall not store any material of which would cause any increase in premiums on property or liability insurance to Owner. Tenant shall not store anything that would create a health hazard, or nuisance. No storage of toxic wastes or materials.

6. ACCESS: In Landlord's sole discretion, Tenant's access to the premises may be conditioned in any manner deemed reasonable or necessary by Landlord, to maintain order and protect security on the premises. Such measures may include but are not limited to, limited hours of operation, requiring verification of Tenant's identity, and requiring Tenant to sign in and out upon entering and leaving the premises.

7. RULES: Tenant agrees to follow all GOLDEN HILLS MINI STORAGE rules now in effect or that maybe put into effect in the future. Tenant acknowledges receiving a copy of the RULES.

8. PREMISES: Tenant accepts the space as being in good condition and repair. Tenant will immediately notify Landlord of any defect in the storage space. Tenant will keep premises in good condition and will Landlord for repairs necessary due to negligence or misuse while under Tenant's use. Tenant may not alter the space without written consent of Landlord.

9. INSPECTION: Landlord may enter the space for the purpose of inspection without prior notice to Tenant whenever Landlord believes that any hazardous conditions or nuisance has been created, or for repairs to the interior of door.

10. TERMINATION: Ten (10) days written notice by Landlord or Tenant to the other will terminate the tenancy. The space will be left in good condition, and tenant is responsible for all damages to the space.

11. ASSIGNMENT: Tenant shall not sublet or assign the storage space nor store property owned by others without the written consent of Landlord.

12. INDEMNITY: Tenant will indemnify hold harmless and defend the Landlord from all claims, demands actions, or causes of actions, Including attorney's fee and all costs whosoever) that are hereinafter made or brought as a result of or arising out of Tenant's use of the premises.

13. RELEASE OF LANDLORDS LIABILITY: As a further consideration for the use and occupancy of the space and premises, Tenant agrees that Landlord, his agents, employees and assigns shall not be liable to Tenant, His agents, assigns, guests, licenses or invites for any loss or damage, injury or death caused to them or their property, as a result of the use of occupancy of the space and premises. It is further agreed that any stored property is placed in this space at Tenant's sole risk, and Landlord and Landlord's agents, employees, and assigns shall have no responsibility or liability for any loss or damage to said property from any cause whosoever. Tenant acknowledges that Landlord does not warrant or represent that stored property safely kept, not that it will be secure against theft nor Landlords' liability is a bargained for condition of the rent set forth herein, and that were Landlord not released from liability as set for herein, a much higher rent would have to agreed upon.

14. INSURANCE: Landlord does not provide insurance covering Tenants stored property. Tenant acknowledges that insurance is available from independent insurance companies to protect tenant in the event of theft, damage, or destruction of its stored property. In the event Tenant now has or later acquires insurance coverage on his stored property, Tenant expressly agrees that the carrier of such insurance shall not be subjugated to any claim of Tenant against Landlord, or Landlord's agent or employees for any liability released herein. Tenant agrees to indemnify and hold harmless Landlord from any expense, costs or damages, incurred by reason of any claim or action based in whole or in part or upon such subjugation, including all attorneys' fees incurred by Landlord in connection with such claim or action. Tenant also agrees to provide their own insurance or to be self-insured (personally assuming risk for loss or damage). Tenant acknowledges that his self-storage facility is a Landlord renting space, not a warehouseman and does not take custody of Tenant's Property. Landlord is not responsible for loss or damage to the Tenant's property.

15. SECURITY OF SPACE: Tenant agrees to be solely responsible for providing such locks or other security devices as Tenant desires for securing access to the space. In the event such lock or security devises are rendered ineffectual for their intended purpose from any cause or into space is rendered insecure in any manor, Landlord may, at its sold option, take whatever measures deemed reasonable necessary by Landlord to resecure the access to the Tenant's space. Landlord is not responsible for taking any measure whatsoever nor for notifying Tenant that access to the space has become in secure. The fact that Landlord has taken measures to resecure the access to Tenant's space under this paragraph shall not alter the limitations upon Landlords' liability set for this paragraph 13 of this agreement.

16. ELECTRICITY: THE ELECTRICITY IN SPACES IS NOT FOR CONTINUOUS USE. IT IS FOR BUSINESS HOURS LIGHTING ONLY. POWER IS DISCONTINUED DURING NON-BUSINESS HOURS.

17. NO ORAL AGREEMENTS; This rental agreement contains the entire agreement between Landlord and Tenant agrees that he is not relying and will no rely upon any oral agreement made by Landlord or any agents or employees purporting to modify or add to this agreement in any manor.

18. NOTICE: CHANGE IN TERMS, CHANGE OF ADDRESS: All notices required or permitted by law, or by this agreement may be sent to Tenant at any of the addresses given by Tenant on the application. In the event that any of the addresses given above change shall not be binding upon Landlord unless tenant has given Landlord written notification of the change, and Landlord has acknowledged its receipt in writing. Any of the terms of this agreement may be changed by Landlord by fining own written notice to Tenant even (7) days prior to the expiration of any month of this Tenancy.

19. LEGAL ACTION: In the event any action shall be instituted in court to enforce any covenant herein contained or to recover any rented to recover possession of the premises for any default or breach of this agreement by Tenant herein, Tenant shall pay such reasonable attorney's fees as may be determined by the court.

This agreement has been executed on _____, 20__.

Date: Mo/Day

Landlord: Golden Hills Mini Storage. 2328 Golden Hills Rd, Paso Robles, Ca 9344
Tenant signature, Print Name and Address:

X _____
Signature

Print Name _____

Address _____

MAKE CHECKS PAYABLE TO: GOLDEN HILLS MINI STORAGE

Deposit \$ 50.00
Total paid today _____

PO BOX 2220
PASO ROBLES, CA 93447

*****15% disc if paid 3 months in advance- must be paid by 10th of each month**

RENTAL APPLICATION

GOLDEN HILLS MINI STORAGE

2328 Golden Hill Road
P O Box 2220
Paso Robles, Ca 93447
(805) 238-7886 ph, (805) 239-1242 fax,
goldenhillsmiinistorage@gmail.com
www.goldenhillsministorage.com

Date _____
Unit # _____
Size _____

Name _____
(Last) (First) (M.I.)

Spouse _____

Address _____

Res Phone _____ Cell Phone _____

Email Address _____ I want to receive invoices by email

Driver's Lic # _____, State _____ Expires _____

Employer _____

Employer Address _____

Work Phone _____

Reference: Please provide the name and address of another person not living with you to whom any lien notice and subsequent notices may be sent. (Does not need to be local)

Name _____ Phone _____

Address _____

Email _____

TENANT STORE PROPERTY AT THEIR OWN RISK

I understand this self-storage facility and/or its management:

- 1) Is a landlord renting space, not a warehouseman, and does not take custody of my property,
- 2) Is not responsible for loss or damage to my property,
- 3) Does not provide insurance on my property for me,
- 4) **Requires that I provide my own insurance coverage or be "Self Insured" (personally assumes risk of loss or damage)**
- 5) Will Tenant Obtain Insurance? Yes No Use of Space _____

(X) I, (signed) _____ hereby declare that I assume all risk for my property and hereby declare that the above is true and correct.

GOLDEN HILLS MINI STORAGE

www.goldenhillsministorage.com

2328 Golden Hill Road

P O Box 2220

Paso Robles, Ca 93447

(805) 238-7886

239-1242 fax,

goldenhillsministorage@gmail.com

Please choose to receive your invoice by e mail:

I agree to receive my invoice by e mail for unit # _____ at (please print clearly)

Signature _____

Tenant Printed name _____

For your convenience, and in response to so many requests, we accept both Mastercard and Visa. Now, your monthly storage rent can be paid by your Mastercard or Visa simply by authorizing us to do so.

Please fill out the lower portion and return to Golden Hills Mini Storage if you choose to the convenience of using your Mastercard or Visa card.

Please complete Unit # _____ and name contract exists under _____

CREDIT CARD AUTHORIZATION

Yes, please bill my Mastercard or Visa for:

Check one:

- My balance due
- My monthly storage rental, this month only amount _____
- My monthly storage rental, next month only
- On a recurring monthly basis on or near the 1st of each month
- On a recurring monthly basis: I will authorize each month over the phone.

Information is on file at the office

Mastercard Visa

Account# _____ Exp _____ / _____

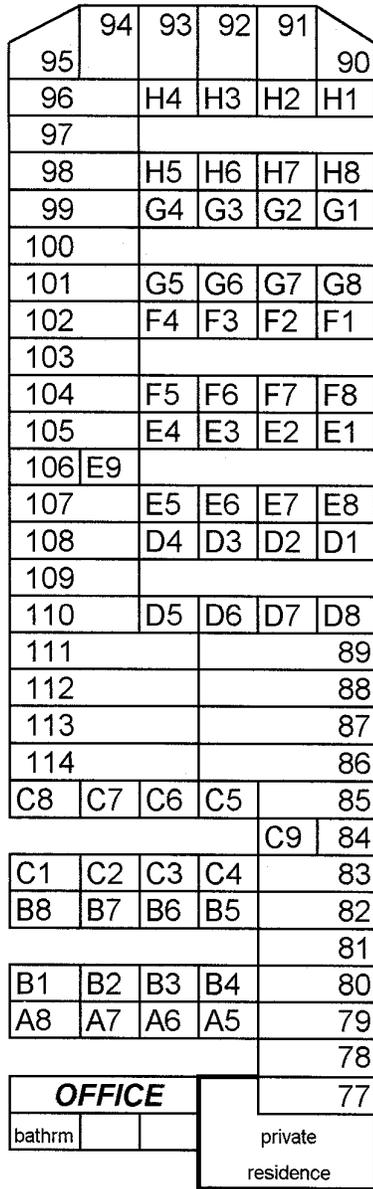
(signature) Date _____

Unit # _____

How did you hear about us? _____

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Golden Hills Mini Storage
P O Box 2220
Paso Robles, CA 93447



----- 2328 Golden Hill Road -----
 238-7886 / 239-1242 fax

signature

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Rules and Regulations

1. Please observe speed limit of 5 mph while driving through the area.
2. Please do not park vehicles in a manner which will block driveways.
3. Please do not use the courtesy light for other electrical usage. The electricity to the storage units is off during the night.
4. The space is for storage use only. No use will be allowed which constitute shop facilities or a principle place of business.
5. No sanding or spray painting is allowed in or around any other hazardous or dangerous chemicals in the unit. Do not store gasoline, explosives, or corrosives in the units.
6. Do not store perishable food in your storage unit. Rodent and vermin proof containers are recommended for non perishable food storage.
7. **Rent is due in advance by the FIRST OF EACH MONTH. Bills are not sent.**
8. Change of addresses, etc, need to be reported to the mini storage as soon as possible.
9. To receive a full refund of the cleaning deposit, your unit must be clean. Trash removal is available at \$250 per trailer load.
10. Gate hours are 7:00AM to 9:00 PM. Please do not disturb the caretakers.
11. Garage/Yard Sales are not allowed at your unit.
12. Late Fees \$20
 Certified Postage \$50 EACH
 Dump Fees \$250 per load
 Auction Prep Fees \$150: Admin Fees \$50
 Labor to clean our vacated/abandoned units \$45/hr

I have read and agree to all the Rules and Regulations of Golden Hills Mini Storage