

GL Peterson Properties, Ltd. D.b.a.

AAA Self Storage

1350 Tracy Lynn
Abilene, TX 79601

Unit Number: _____

Tenant's
Name: _____

Date contract signed: _____

Self Service Storage Rental Agreement

Tenant Information. Tenant is (check one) the individual signing this agreement, or a business .

Tenant's Last Name (or name of business) First Name Middle Initial Date of Birth

Mailing address for notices

Employer's name Social Security Number Home Phone Work Phone

Tenant is is NOT in the military. _____
Additional Person(s) who are entitled to access to the unit

Person to contact in an emergency: If such person informs Landlord that Tenant is deceased, incarcerated, permanently incapacitated, landlord may allow such person access to the unit.

Name Phone Number Street Address City State Zip

Change of tenant information: Tenant agrees to notify landlord of any change in Tenant's mailing address, phone number, or other information necessary to contact tenant. **Change of address must be in writing, and may not be given over the phone, it's State Law.**

Tenant's Space Number: _____ Approximate size: 5x10 10x10 10x15 10x20 10x30

Tenant access code to front gate: _____ **The Access Code will be updated on your monthly statement.**

Payments due under this rental agreement:

Monthly rent: \$ _____ Initial Late charge: **\$10.00** Charge for over-locking unit: **\$25.00**

Rent is due on: **1st day of the month** Daily late fee: **\$1.00** Charge for notices: **\$10.00**

Grace Period: **10th of the month** Eviction Charge (court): **\$100.00** Returned mail charge: \$5.00

Charge for foreclosing: **\$100.00** Returned check charge: **\$30.00** Cleaning charge(hourly rate): **\$20.00**

Charge for locking unit when tenant fails to: **\$25.00** Charge for removing tenant lock: **\$25.00**

Daily charge for failure to lock space on landlord's request: **\$1.00**

TENANT

LANDLORD

Signature of Tenant

Signature of Landlord or Landlord's agent

Printed name of individual signing

Facility Address:
AAA Self Storage
1350 Tracy Lynn
Abilene, TX 79601

Driver's License number State Expiration

Payment & Office address:

GL Peterson Properties, Ltd.
Db. AAA Self Storage
1350 Tracy Lynn Dr.
Abilene, TX 79601
Phone 325-677-3346

Date of signature Vehicle license & State

NOTICE TO TENANT

_____ Tenant hereby states that he/she has read this agreement and agrees to abide by it, including the rules and policies set forth herein. You hereby agree to abide with all State, County, and City regulations, in particular the Fire Code that prohibits storage of flammable or explosive materials.

_____ Landlord hereby is granted permission to change tenant's address based on receipt of an Address Service postcard from the US Post Office. Tenant's account may be charged \$5.00 for failure to notify landlord of a change of address within a 21 day period.

_____ Tenant will furnish his/her own lock for the unit and obtain insurance at Tenant's own expense to cover fire, theft, casualty and all other losses. Landlord is not responsible for Tenant's storage contents. Self-Storage facilities may **NOT** insure your property under the regulations of the Texas State Board of Insurance.

We recommend MiniCo, a division of Liberty Mutual Insurance Company. In Texas they quote \$2000 for \$15/mo. And \$4000 for \$25/mo., Etc. Coverage can be purchased via the internet www.tenantone.com

_____ Tenant understands that the rent is due and payable even if Tenant never gets a statement or any invoices or a bill per State Law in regards to rental real estate. It is the Tenant's responsibility to pay the rental amount due, and to contact Landlord for the amount due if Tenant does not know the amount to pay.

_____ Tenant hereby understands and agrees that Landlord may process a non-judicial foreclosure under Chapter 59 of the Texas Property code in the event Tenant does not pay the rent or other sums as provided for in this contract, and that Landlord may also process a civil lawsuit to collect the balance of any storage fees or rent that is due if said non-judicial foreclosure sale does not meet or exceed the balance due.

_____ Tenant understands that in the event Landlord over-locks Tenant's unit for non-payment that the property inside the unit has been seized in accordance with the law and this contract and that Landlord may prosecute Tenant for a criminal act (e.g. breaking and entering, theft of collateral) should Tenant cut Landlord's over-lock off the unit **for any reason**, including but not limited to, the removal of all or a part of Tenant's property.

I have read the paragraph above and understand it.

Tenant signature(s): _____

Date: _____

AAA Self Storage

Rules and Important Things to Know about your Storage Unit

The Fire Code prohibits you from storing flammable items like gasoline, paint, paint thinner, and any explosive materials in a self-storage facility.

Use a good quality lock. The Abilene Police Department has stated that EVERY SELF STORAGE FACILITY in Abilene has been burglarized MORE THAN ONCE. Thieves typically use bolt cutters to break into storage units by cutting the locks off. USE A HIGH SECURITY LOCK that is designed to prevent cutting with bolt cutters. The round chrome disk locks are available from K-Mart, UHAUL, WalMart, and many other suppliers. They range in price from \$10.95 to \$16.95 for the same lock. To this date no one has broken into a storage unit in our facility that was locked with one of these locks.

Do not store guns, cameras, electronics, tools, etc. in plain view. If you need to store this type of valuables, get insurance, and pack them in a box full of clothes or other items. A thief will not spend many hours going through your property after he has broken in.

We will forgive one late fee during the last 12 (twelve) months, and only if you otherwise pay the entire balance due. YOU WILL BE CHARGED A LATE FEE IF YOU MAIL THE PAYMENT AFTER THE TENTH (10th) OF THE MONTH. Don't call and say I did not get a statement in the mail. YOU MUST PAY THE RENT ANYWAY. If you fail to pay the entire balance due on your account you will also be assessed a late fee.

If you want to move out, you can give 30 days notice and we will pro-rate the rent. So, if you give notice on the 5th day, you can stay until the 5th of the following month, and only owe for the 5 days of the next month. Otherwise, if you move out on the 5th, you will owe for that ENTIRE MONTHS RENT. We do not require you to give notice that you are moving out. Just leave the unit vacant and CLEAN prior to the last day of the month. If your lock is still on the unit on the last day of the month you will be charged for the next month's rent.

We do not take deposits. You were charged a one-time \$10 set up fee to initially set up your account. It is not refundable. In the event you rent from us again, you will NOT be charged this fee, and will only pay the one month minimum rental charge.

Your gate code will be turned off if you are late on your rent. If you don't pay the rent, we will lock your unit, send you a certified letter, and charge you a lot for all of it. If you don't pay the rent that is due, we will auction the property and if that doesn't cover the rent, you will be turned over to VERICHEK collection agency and it will appear on your credit report.

Most of our tenants pay the rent on time and follow the rules. Some tenants don't follow any of the rules. Make your storage a pleasant experience and follow common sense; pay the rent on time, leave the unit clean and don't trash the facility when you move out.

Thanks;

Gary Peterson
General Partner
GL Peterson Properties, Ltd.

Unit # assigned: _____

Current Gate Combination: _____

Date Rented: _____

Monthly rate: _____ Deposit: _____

Amount Paid: _____

Cash Check Money Order Credit card