

**A - A Mini Storage
1025 Industrial Way
Lodi, CA 95240
(209) 333-9600**

RENTAL AGREEMENT

Lease Number: 1143

Tenant Gate Code: 02080

Tiffany Anderson

UNIT NUMBER 150

Please Remit To:
A - A Mini Storage
1025 Industrial Way
Lodi, CA 95240

Lodi, CA 95240

209-331-0208



These facilities are operated under the California Self-Storage Facilities Act (Chapter 10 commencing with Section 21700 Division 9 of the California Business and Professions Code).

THIS CONTRACT LIMITS OUR LIABILITY

This agreement dated January 11, 2017, between Tiffany Anderson (hereinafter referred to as "TENANT") and A - A Mini Storage (hereinafter referred to as "MANAGEMENT").

WITNESSETH: For and in consideration of the payment of rents and the performance of the covenants contained herein on the part of the TENANT, MANAGEMENT does hereby lease unto TENANT said storage locker or outside recreational vehicle space as indicated.

Said TENANT, in consideration of the leasing of the premises and agreements contained herein, covenants and agrees with MANAGEMENT.

1. MANAGEMENT does hereby rent to TENANT storage unit number 150 (appx.10.0 x 10.0) in a building or RV Space located at 1025 Industrial Way, Lodi, CA 95240 to be used as storage for personal or business property for the monthly rate of \$80.00 payable on the first (1st) day of each month. Rental payment is payable in advance.

MANAGEMENT acknowledges receipt of \$80.00 including the first (1st) month's rent (which has been prorated to the first (1st) day of next month where applicable). TENANT to pay MANAGEMENT said rents in ADVANCE on the first(1st) of each and every succeeding month until terminated by either TENANT or MANAGEMENT, in writing, during said term. MANAGEMENT sends no billing and TENANT is responsible for timely payment of rent due on the first(1st) day of each and every month. The minimum leasing term is one (1) month. A minimum one (1) month rental payment is not refundable. Rental rates shall be subject to change upon thirty (30) days written notice to TENANT, and at the expiration of such thirty (30) day period, the new rental rate shall thereupon be effective as if set forth in this agreement. MANAGEMENT may terminate this agreement with or without cause.

2. LIENS AND TYPE OF PROPERTY TO BE STORED: AS AUTHORIZED BY CHAPTER 10 (COMMENCING WITH SECTION 21700 OF DIVISION 9 OF THE CALIFORNIA BUSINESS AND PROFESSIONS CODE), THE OCCUPANTS PROPERTY WILL BE SUBJECT TO A CLAIM OF LIEN AND MAY EVEN BE SOLD TO SATISFY THE LIEN IF THE RENT OR OTHER CHARGES DUE UNDER THIS AGREEMENT REMAIN UNPAID FOR 14 CONSECUTIVE DAYS.

LATE FEE:

Rent is due, in advance, on the first (1st) day of each and every month. If at the close of business on the tenth (10th) day of each and every month rent remains past due, a minimum late fee of **\$10.00** is incurred.
Initial _____

PRELIMINARY LIEN NOTICE:

If at the close of business on the fifteenth (15th) day of the delinquent month rent remains past due, a **\$15.00** Preliminary Lien Notice fee is incurred. The Preliminary Lien Notice is sent to the TENANT and alternate address if one has been given, by regular first-class mail with a certificate of mailing indicating the date the notice was mailed. All rents 14 days past due must be paid in the form of CASH, MONEY ORDER, OR CERTIFIED CHECK ONLY. Partial payments and personal checks will not be accepted and will be returned to the TENANT.
Initial _____

NOTICE OF LIEN SALE:

If at the close of business on the twenty eighth (28th) day of the delinquent month rent still remains past due, a **\$15.00** Notice of Lien Sale fee will be incurred and the TENANT will be denied access to the said storage space. The Notice of Lien Sale is sent to the TENANT and alternate address if one has been given, by regular first-class mail with a certificate of mailing indicating the date the notice was mailed. Also enclosed will be a Declaration in Opposition to Lien Sale. All rents 14 days past due must be paid in the form of CASH, MONEY ORDER, OR CERTIFIED CHECK ONLY. Partial payments and personal checks will not be accepted and will be returned to the TENANT.
Initial _____

ADDITIONAL ADDRESS: You may provide the name and address of another person to whom any mail or notices may be sent. IF NONE WRITE "NONE".

ALTERNATE NAME:

LOCK CUTTING AND INVENTORY FEE:

If TENANT shall be in arrears of payment for a period of 28 days, the TENANTS lock may be cut and removed from the locker. A **\$20.00** lock cutting and inventory fee will be incurred. When the TENANT pays all rents and fees owing, it is the TENANTS responsibility to replace the cut lock at TENANTS own expense.
Initial _____

IF YOU ARE DELINQUENT FOR MORE THAN 30 DAYS, YOU MUST PAY THE PAST DUE RENT AND FEES PLUS THE CURRENT MONTH'S RENT.

TENANT SHALL GIVE **MANAGEMENT** TEN (10) DAYS WRITTEN NOTICE TO VACATE IN ORDER TO AVOID RESPONSIBILITY FOR THE PAYMENT OF THE NEXT MONTH'S RENT.

TENANT IS AN ACTIVE MEMBER OF THE UNITED STATES ARMED FORCES: Yes ☐ No ☐

(CONTINUED ON FOLLOWING 2 PAGES)

WITNESS WHEREOF: I THE UNDERSIGNED TENANT HAVE READ AND ACKNOWLEDGE THAT THE ABOVE INFORMATION IS CORRECT AND I AGREE TO COMPLY WITH THE CONTENTS OF THIS LEASE AGREEMENT AND THE RULES AND REGULATIONS PRINTED ON ALL PAGES OF THIS FORM.

Executed on January 11, 2017,

Tenant Name: Tiffany Anderson

By (Owner's Agent): Jessica Mueller

(Tenant Signature)

(Management Signature)

CONDITIONS

3. DISHONORED CHECK FEE: If TENANT'S personal, business or representatives check is dishonored from the bank a dishonored check fee will be assessed. TENANT is solely responsible for resolving any subsequent or disputed claim with TENANT'S own banking institute. TENANT will be denied access to said storage space until the dishonored check and dishonored check fee is paid in the form of CASH, MONEY ORDER or CERTIFIED CHECK. Personal checks will not be accepted and will be returned to the TENANT by CERTIFIED MAIL.

4. That TENANT will at his/her own expense obtain his/her own insurance, if any, on the property stored on said premises, and that MANAGEMENT and MANAGEMENT's agents shall not be responsible for the theft or damage, if any, to said property caused by theft, vandalism, fire, smoke, water, rodents, explosions or acts of God, whether due to acts or omissions by MANAGEMENT or their agents or anyone else. I understand that MANAGEMENT is a landlord renting space for the tenant's self service use and is not a bailor or warehouseman in the business of storing goods for hire. I understand that MANAGEMENT **DOES NOT PROVIDE INSURANCE** coverage on any personal property in my storage space or my outside recreational vehicle space. Agreement is made on the express condition that MANAGEMENT and all agents are to be free from all liability and claim for damages by reason of injury or damages of any kind to any person, including TENANT, or property of any kind whatsoever and to whomever belonging, including TENANT, from any cause whatsoever while in, upon or in any way connected with the premises during the term of this agreement or the extension hereof. TENANT agrees to hold MANAGEMENT and MANAGEMENT's agents harmless from any liability, loss, cost (including, without limitation, attorney's fees) or obligation on account of arising out of any such injuries or losses however occurring.

TENANT AGREES AT HIS/HER OWN EXPENSE TO MAINTAIN OR SECURE FIRE, EXTEND COVERAGE AND COMPREHENSIVE LIABILITY INSURANCE COVERAGE, IF ANY, COVERING THE FULL INSURABLE VALUE OF GOODS OR PROPERTY STORED ON THE PREMISES. TENANT STORAGE INSURANCE IS AVAILABLE FOR OPTIONAL PURCHASE BY TENANT, BROCHURE AVAILABLE IN RENTAL OFFICE.

OUTSIDE RECREATIONAL VEHICLE STORAGE:

The premises described as outside recreational vehicle storage shall be used solely for the purpose of outside storage pursuant to the terms and conditions of this agreement and for no other purpose whatsoever. Outside recreational vehicle storage is subject to the proof of Ownership, Registration and Insurance. TENANT agrees to maintain or secure fire, theft and comprehensive liability insurance covering the full insurable value of the recreational vehicle stored outside on the premises as well as the goods or equipment stored in or on the vehicle.

THE BROCHURE AVAILABLE IN THE RENTAL OFFICE FOR OPTIONAL PURCHASE PERTAINS TO STORAGE INSIDE A STORAGE SPACE AND DOES NOT COVER OUTSIDE RECREATIONAL VEHICLE STORAGE. COVERAGE FOR OUTSIDE RECREATIONAL VEHICLE STORAGE IS THE SOLE RESPONSIBILITY OF THE TENANT AND MANAGEMENT SHALL NOT BE RESPONSIBLE FOR ANY THEFT OR DAMAGE WHATSOEVER.

5. The premises shall be used solely for the purpose of storage pursuant to the terms and conditions of this agreement and for no other purpose whatsoever. To keep premises in good condition, and to sweep and return premises in satisfactory condition upon termination of the lease. **EARLY MOVE OUT:** If premises are found with no TENANT lock present and all contents removed, MANAGEMENT may assume TENANT has vacated unit. MANAGEMENT will then be under no obligation to the TENANT and may re-rent the space. A 10 day written notice of termination is required. No rent refund will be given for early termination.

6. Not to permit any acts to be done on said premises in violation of any statute, law, regulation or ordinance. The storage of welding, flammable, explosive or other inherently dangerous material is prohibited. TENANT shall not store in the premises any items which shall be in violation of any order or requirement imposed by any Board of Health, Sanitary Department, Police Department or other Government or Governmental Agency in violation of any other legal requirements, or do any act or cause to be done any act which creates or may create a nuisance and/or hazard. It is specifically understood and agreed that MANAGEMENT need not be concerned with the kind, quantity or value of personal property or other goods stored by TENANT in or about the premises pursuant to this lease agreement. **STORAGE OF TOXIC MATERIAL AND/OR WASTE IS STRICTLY PROHIBITED. VIOLATORS WILL BE PROSECUTED AND ASSUME ALL COSTS.**

7. TENANT accepts the premises in good sanitary condition and in good repair. MANAGEMENT shall have the right to enter into and upon the said premises at reasonable times for inspection of or repair to said premises for the preservation and safety of the property. TENANT will not leave refuse or debris around the perimeter of the storage unit or anywhere on the facility property except in designated areas such as a refuse container provided for vacating tenants. No area of the facility property shall be used for repairing, cleaning or otherwise working on motorcycles, cars, boats or other vehicles or equipment of any kind. No electrical appliance, tools or equipment shall be used on the facility property without written consent and paying the appropriate charge for said use.

8. Not to assign or hypothecate this lease, or let or sublet the whole or any part of said premises, or make or permit any alteration to be made in or on said premises without first obtaining written consent of MANAGEMENT.

9. TENANT represents that the property to be stored in said locker is owned solely by TENANT.

10. TENANT represents that there are no duly perfected security interests in the property to be stored in said locker except (describe the specific item of property and give the name and mailing address of the security interest holder).

11. In the event that the fair market value of the goods in said locker exceeds a fair market value of \$5999.00, TENANT will immediately notify MANAGEMENT in writing stating the type of goods and value of each.

12. TENANT shall provide at TENANT's own expense, a lock for the premises which TENANT, in TENANT's sole discretion, deems sufficient to secure premises. Although there may be a place on the door of the rented unit for a second lock, TENANT is only permitted to use a single lock. TENANT assumes full responsibility for who has the keys and access to the space. TENANTS in good standing are not to use MANAGEMENT's locks for any reason whatsoever. MANAGEMENT shall not be held liable for replacement of any lock that is damaged by forced entry, governmental agency or a lock cut due to TENANT's delinquency status.

13. No waiver by MANAGEMENT, or breach by TENANT of covenants contained herein to be kept or performed by TENANT shall be deemed or considered a continuing waiver and shall not operate to bar or prevent MANAGEMENT from declaring forfeiture for any succeeding breach of the same condition.

14. In construing this Lease, it is understood that TENANT may be more than one person and that, in such event, the word TENANT shall apply to each such person and the rights and obligations of each such tenant shall be joint and several.

15. The address given herein by the TENANT shall be deemed to be TENANT's last known mailing address for the purposes of any notices to be given TENANT by MANAGEMENT in connection with this lease or with regard to any remedy upon default. **TENANT MUST NOTIFY MANAGEMENT IN WRITING OF ANY CHANGE OF ADDRESS AND THE NOTICE OF ADDRESS CHANGE MUST CONTAIN TENANT'S SIGNATURE AND EFFECTIVE DATE OF THE NEW ADDRESS.**

Dear Customer:

The following rules and regulations have been set up by A - A Mini Storage.

We employ your assistance in complying with these rules to maintain a safe and orderly facility.

1. We reserve the right to inspect all goods on entry to units.
2. No sleeping and/or living will be allowed in units.
3. No littering will be allowed in the driveway. Do not leave appliances or furniture.
4. A 5 mph speed limit will be enforced.
5. Please park close to buildings to allow other vehicles to pass.
6. No excessive noise will be allowed.
7. There will be a charge for electricity used on a permanent basis, i.e. lights left on twenty-four hours a day.
8. DO NOT STORE FOOD IN YOUR UNIT.

MANAGEMENT WILL NOT BE RESPONSIBLE FOR LOSS FROM FIRE OR THEFT OR DAMAGE TO GOODS STORED ON THESE PREMISES.

A - A Mini Storage
1025 Industrial Way
Lodi, CA 95240

(209) 333-9600

Payment Receipt

Tenant Tiffany Anderson
Company [REDACTED]
Address 2850 Cottonwood Drive
City, State, Zip Lodi CA 95240

Date Printed January 11, 2017
Payment Date January 11, 2017 1:41 PM
Unit 150
Available Credit 0.00
Current Balance 0.00
Paid Thru February 28, 2017
Receipt Number 14051 By JM

Date	Unit	Description	Charge	Discount	Tax	Total	Payment	Method
01/11/17	150	Rent 1/11-1/31	54.19	5.42	0.00	48.77	48.77	Visa
01/11/17	150	Disk Lock(1)	10.00	0.00	0.90	10.90	10.90	Visa
02/01/17	150	Rent 2/1-2/28	80.00	8.00	0.00	72.00	72.00	Visa
Taxes							0.90	
Payment (less tax)							130.77	
Payment Subtotal							131.67	
Credits Applied							0.00	
Refunds Applied							0.00	
Total Applied to Account							131.67	
Current Account Balance							0.00	
Paid By							Visa *****1595	
Paid Thru Date							February 28, 2017	

Transaction Type Sale
Authorization 252960
Reference 8917

I agree to pay the above amount according to the card issuer statement.

x _____