

A&E STORAGE, LLC

5320 W. Parks Hwy
Wasilla, Alaska 99623

Mail Payment to:

3910 W. Tweed Ct.
Wasilla, Alaska 99623

Carefully read the entire agreement that follows and the lessee information before signing.

Sign the completed agreement.

Unit Number:

Approx. Size:

Gate Entry Code:

Rate: \$ /month

Deposit: \$

Lease Begins:

Lessee Information

Lessee Name: _____

Physical Address: _____

Mailing Address: _____

Phone Number: _____ Cell Phone: _____ Work Phone: _____

Driver's License Number: _____ Driver's License State: _____

Emergency Contact Information

Emergency Contact Name: _____

Emergency Contact Number: _____

This Rental Agreement executed in the city of Wasilla, Alaska on this _____ day of _____ month and year of _____ between ("Lessee") _____ and A&E Storage, LLC ("Lessor"). It is agreed between the parties (Lessor & Lessee) hereto as follows:

Lessor does hereby rent to Lessee the storage space described above upon the terms and conditions hereafter set out.

1. **TERMS** -This Rental Agreement constitutes a month to month commercial rental by Lessee; Lessee agrees to use the Unit only for storage of its own non-hazardous personal property. Lessee agrees not to store property owned by anyone other than lessee. Property is stored under the supervision, and control of the lessee. Lessor exercises neither care custody nor control over lessee's stored property.
2. **ASSIGNMENT OF INTEREST.** Lessee cannot assign its interest in this lease to any other party. In order to add a co-lessee or charge lessee this agreement must be terminated and a new agreement made between lessee and lessor.
3. **RENT -LESSOR DOES NOT SEND BILLS OR INVOICES FOR RENT.** Rent is payable in advance. Rent must be prepaid and is due on the 1st of each month until this Rental Agreement is terminated in accordance with its term. The first month's rent will be prorated. Rent may be paid by mail to the address above. A deposit is required when rental application is signed. If all terms and conditions are complied with and the unit is left clean, undamaged and complete, the deposit is refundable. There is a \$10.00 late fee per month Imposed on any sum of rent or additional rent which is past due more than 10 days.
4. **TERMINATION OF RENTAL.** Lessee shall give Lessor at least 10 days' notice before vacating unit or Lessee will not be refunded the security deposit. Lease may be terminated by either party on 30 days written notice to the other party.
5. **ENTRY AND INSPECTION** -Lessee shall permit Owner or Owner's agents to enter the premises at reasonable times and upon reasonable notice for the purpose of making necessary or convenient repairs, or to show the premises to prospective tenants, purchasers, or mortgagers.
6. **NO INSURANCE** -Lessor maintains no insurance for lessee's stored property. **Lessee agrees to maintain, at lessee's expense, an insurance policy for fire, extended coverage, burglary, vandalism, malicious mischief, and water damage for the actual cash value of lessee's stored property.** This insurance is for the benefit of both the lessee and the lessor. Lessee expressly agrees that the carrier of such insurance shall not be subrogated to any claim of lessee against lessor.
7. **INDEMNIFICATION** -Lessor shall not be liable for any damage or Injury to Lessee, or any other person, or to any property, occurring on the premises or any part thereof or in common areas thereof, including those resulting from lessor's active or passive negligence. Lessee agrees to hold lessor harmless from any such claims for damages no matter how caused.
8. **DEFAULT** -The following events will be considered a default by Lessee for which this Rental Agreement may be terminated by Lessor in the manner provided by Alaska law:
 - _____ Failure to pay the rent or additional rent as and when due.
 - _____ Use of the Unit or common areas for illegal purposes, or to possess or store any illegal or hazardous matter.
 - _____ Violation of the terms of this rental agreement
 - _____ Violation of any Rules and Regulations posted in the office at A & E storage.
 - _____ Endangering other renters or A & E storage employees

- 9. LESSOR'S REMEDIES** -In the event of Lessee's default for failure to pay rent as and when due, Lessor may exercise any or all of the following remedies in any order:
- A. Retake possession of the Unit, remove and dispose of all contents without liability therefore, clean and prepare the Unit for re-rental.
 - B. Continue this Rental Agreement In effect and enforce all it's rights and remedies thereunder, including the right to recover the rent as it becomes due.
 - C. Deny access to the Unit to Lessee by over locking and/or denying electronic access. In the event Lessee defaults and lessee's unit is over locked or denied electronic access, any attempt by Lessee to enter the rented Unit or obtain Lessee's stored property other than through the Lessor shall be deemed a trespass for which Lessee may face criminal prosecution.
 - D. Assert a Warehouseman's lien against the contents-. Property may be sold to fulfill the lien in accordance with Alaska law Lessee may cure Lessee default and obtain Lessee's stored property any time prior to the date of sale by tendering to Lessor in cash or certified funds the total of "any accrued rents, any accrued interest and late fee(s), any costs of sale including attorney's fees and court costs incurred by Lessor. Notices will be sent to Lessee last known address.
 - E. Terminate all of Lessee's rights of possession thereunder and recover from Lessee all damages It may incur by reason of the breach of the Rental Agreement, including the cost of recovering the Unit and fitting it for re-rental.
- 10. NOTICES** -Any notice which either party mayor is required to give may be given by mailing the same, postage prepaid, to Lessee at the premises or to Owner at the address shown below or at such other places as may be designated by the parties from time to time. Lessee agrees to provide Lessor with Lessee's current mailing address and to notify Lessor in writing of any change in Lessee's mailing address.
- 11. TIME** -Time is of the essence of this Rental Agreement.
- 12. LESSEE'S DUTIES** -Lessee's duties are set forth In the Rules and Regulations for A & E storage., Lessee understands that Lessor reserves the right to change and amend the Rules and Regulations and that the most recent and binding version of said Rules and Regulations will be that posted the office of the Lessor.
- 13. WAIVER** -It is understood and agreed that the Lessor's remedies hereunder are cumulative and that the Lessors exercise of any right or remedy due to a default or breach by Lessee shall not be deemed a waiver of, or alter, affect, or prejudice any other right or remedy which Lessor may have under this lease or by law. Neither the acceptance of rent nor any other acts or omission of Lessor at any time or times after the termination of this Lease or of Lessee's rights thereunder shall operate a waiver of any past of future violation, breach or failure to keep or perform any covenant, agreement, term or condition hereof or to deprive Lessor of its right to cancel or forfeit this lease, upon the written notice provided for herein, at any time that cause for cancellation or forfeiture may exist, or be construed so as at any future time to stop Lessor from promptly exercising any other option, right or remedy that it may have under any term or provision of this lease.
- 14. INSPECTION** -Lessee agrees that it has inspected the Unit and the common area and finds them to be satisfactory for Lessee's use as storage.
- 15.** If more than one Lessee executes this Rental Agreement, then all Lessees are jointly and severally liable under this Rental Agreement.
- 16. NO REFUNDS ON UNUSED RENT.**

17. LESEE RESPONSIBILITY – The storage unit will be overlocked and Lessee’s access code deactivated when rent is **10 days past due**. Lessee’s lock will be cut when rent is **60 days past due**. The contents of the storage until will be sold or disposed of when rent is **3 months past due**.

18. NSF FEE – There will be a \$25.00 fee for all returned checks.

19. LESSEES STORE PROPERTY AT THEIR OWN RISK.

By signing this agreement the Lessee understands that this storage facility, its owner, management or agents:

- 1. Are not responsible for loss or damage to my property,**
- 2. Does not provide insurance for my stored property,**
- 3. Requires that I provide my own insurance coverage or be personally responsible for any loss,**
- 4. Is a commercial business renting space and is not a bailee or warehouseman.**

The undersigned has read and understands the terms and nature of this agreement.

Lessee Signature: _____ Date: _____

Lessor Signature: A&E Storage, LLC Date: _____

Automatic Billing Authorization

Signature: _____

Visa / MasterCard Card Number: _____

Expiration Date: _____ Code: _____

Amount: \$ _____ Frequency: _____