

AFP COLT COUNTRY, LLC
P.O BOX 626
Locust, NC 28097
704-485-8478

Rental Agreement

NOTICE: THIS DOCUMENT HAS LEGAL CONSEQUENCES. CONSULT WITH LEGAL COUNSEL FOR EXPLANATION OF THE CONTENTS OF THIS CONTRACT.

Tenant: _____ **Phone (Day)** _____ **(Evening)** _____

Address: _____ **City** _____ **Zip** _____

Lease # _____ **Unit #** _____ **Monthly Rent \$** _____

AFP Colt Country, LLC, hereafter called *Landlord*, hereby rents the above storage space at its self storage facility at 144 W Red Cross Road (Hwy 24/27), Oakboro, NC 28129 to the above named individual and/or company, hereafter called *tenant*, whether one or more, upon the following terms and conditions and no other.

1. Term, Rent, & Security Deposit. The rental charge for this unit is as above per month, payable on the **first** day of each calendar month, with or without demand, and in advance, at the Landlord's mailing address stated above. If such rent is not paid by the tenth (10th) day of the month for which it is due, Tenant agrees to pay a late charge of ten dollars (\$10). The minimum rental period is thirty (30) days. If the commencement of the Rental Agreement is on a day other than the first day of a calendar month, rent shall be prorated for that month.

This Rental Agreement is renewable on a month-to-month basis by Tenant paying the rent and Landlord accepting payment. Tenant agrees to give fifteen (15) days notice to vacate the facility. The Rental Agreement terms are subject to change by Landlord and written notice to Tenant ten (10) days prior to the effective day of change. Tenant must notify Landlord prior to the effective date of the change if he does not wish to accept the changes in the Rental Agreement terms: otherwise, it shall be construed as acceptance of the change. Tenant is required to pay a refundable security deposit, without interest. Within thirty (30) days following Tenant vacating the unit, refund of the security deposit will be in accordance with Article 12 attached. Tenant agrees to pay a service charge of twenty-five dollars (\$25) for any returned checks.

2. Insurance. Tenant, at Tenants sole expense, shall be responsible for maintaining on all personal property on the premises a policy of fire and extended coverage with theft, vandalism and malicious mischief endorsement for at least one hundred percent (100%) of the full replacement cost of such property. This insurance is for the benefit of both Tenant and Landlord. If Tenant fails to maintain the insurance described above, Tenant shall be deemed to have "self-insured" his personal property. In the event Tenant acquires such insurance with a licensed insurance company, Tenant expressly agrees that the carrier of such insurance shall not be subrogated to any claim of Tenant against Landlord, its agents and employees.

➤ **TENANTS STORE AT THEIR OWN RISK:**

I understand that Landlord is renting space for Tenant's self-service use and is not a bailer or warehouseman in the business of storing goods for hire.

I hereby acknowledge that I have received a copy of the completed Rental Agreement and that I understand the Provision that states Landlord is not responsible for loss or damage to property in my storage place. Initials: _____

➤ **INSURANCE IS TENANT'S RESPONSIBILITY:**

I understand that Landlord does not provide insurance coverage on any personal property in my storage space. I have been given a brochure, which explains the optional customer storage insurance that is available.

Initials: _____

I HAVE READ AND UNDERSTAND THIS RENTAL AGREEMENT AND HAVE RETAINED A COPY FOR MY RECORDS AND PROTECTION. Initials: _____

I HEREBY AUTHORIZE THE MONTHLY DEBIT OF MY CREDIT CARD Initials: _____

Gate Code: _____ Credit Card # (V/MC/D) _____ Exp. Date: ____/____/____

Date: ____/____/____ Tenant: _____

AFP COLT COUNTRY, LLC
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