

JT STORAGE LEASE AGREEMENT

This lease agreement is dated _____ between _____ (hereinafter referred to as "LESSEE") and **JT STORAGE** (hereinafter referred to as "LESSOR").

LESSOR agree to lease to LESSEE space number _____ on the premises known as **JT STORAGE 2460 Toste Road, Tracy Ca 95377** ("the premises") to be used as a storage space for storing personal property other than explosives or highly flammable material beginning on _____. The rent is _____ per month payable on the first day of each month in advance (or at move in). LESSEE agrees to use his own padlock(s). LESSOR acknowledges receipt of \$ _____, of which \$ _____, shall be held by LESSOR as a deposit to secure LESSEE's performance under this lease. The security deposit shall bear no interest, is not a debt of the LESSOR to the LESSEE until such time as the termination of the tenancy created by this lease and is not to be held in trust by the LESSOR, but is rather the property of the LESSOR.

If the LESSEE falls behind in rent, LESSOR has the right to double lock the unit until rent is paid. An abandonment notice will be sent to the LESSEE if he falls behind over a period of two months. LESSOR reserves the right to enter and inspect the premises at any reasonable time.

Per the California Late Fee Schedule if the LESSEE's rental fee remains unpaid for at least 10 days after the first of the month the following late fees will be charged: Ten dollars (\$10) for monthly rent of sixty dollars (\$60) or less. Fifteen dollars (\$15) for monthly rent greater than sixty dollars (\$60) but less than one hundred dollars(\$100). Twenty dollars (\$20) or 15 percent of the monthly rental fee, if the rental agreement provides for a monthly rent of one hundred dollars (\$100) or more.

LESSEE agrees that he will not use the premises for an unlawful purpose, will pay rent as it becomes due, will keep the premises in good and clean condition, will not store explosives, or highly flammable material on the premises, will, at his own expense, obtain insurance on property stored on the premises if any insurance is desired, and the LESSOR shall not be responsible for damage of any kind done to the LESSEE's property stored on the premises by fire, water, theft, or any cause. LESSEE specifically agrees to hold LESSOR harmless from any costs or liability arising from storing of goods in or other use of premises, including those which arise from the negligence of the LESSOR.

LESSEE agrees not to conduct a business at or from the premises and that he shall not permit the accumulation of trash or other things on the premises. A breach of any of the promises made by the LESSEE in this lease shall, at the option of the LESSOR terminate this lease. It is the condition of the return of the security deposit that the premises be returned to the LESSOR at the end of this lease empty, clean and in good condition. The LESSEE is required to give 30 day notice of termination of the lease.

OUTSIDE STORAGE: LESSEE will store only one vehicle at a time in his/her space. If at anytime there is more than one vehicle in a designated space, LESSOR has the right to have one of the vehicles towed away at LESSEES's expence. LESSEE will park in designated space only. If LESSEE parks in the wrong space his/her vehiclewill be towedaway at LESSEE's expense. LESSEE will not store any lose items and will do **no dismantling** of vehicle on the premises.

Notice of Lien: Pursuant to the California Self-Service Storage Facility Act 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 if rent and other charges due remain unpaid for fourteen (14) consecutive days.

Dated: _____ **ACCESS HOURS 7 days a week 5:00am - 10:30pm**

(Signature - JT Storage) : _____ **(Customer - sign:** _____

UNIT NUMBER: _____ / **YOUR GATE COMBINATION IS :** _____

PLEASE PAY RENT TO: JT STORAGE 2460 Toste Road, Tracy Ca 95377

(Tenant Company Name)

(Tenant Street Address)

(Tenant City, State, Zip)

(Tenant Home Phone)

(Tenant Work Phone)

ALTERNATE ADDRESS
(if blank below enter "NONE")

(Alternate Street Address)

(Alternate City)

(Alternate State, Zip)

(Alternate Phone)

JT STORAGE
2460 Toste Road
Tracy, Ca 95377
209 835-6599

Unit # _____ Gate Access # _____

Welcome! The following information is for your reference. It contains some important suggestions and pertinent information about the policies of this self storage facility.

1. **Your fee is _____ and is due on the first (1st) of each month.**
2. Please mail your payment or bring it into the office. A payment slot has been provided for your convenience.
3. **We do not accept Credit Cards.** Please have cash, check or money order. Submit your **unit number** with payment.
4. **A \$15 fee is automatically charged for all returned checks as well as late fees as outlined in your contract.**
5. We do not assume liability for the goods you store. Adding stored goods to an existing insurance policy is generally quite inexpensive; we recommend contacting your insurance agency.
6. Do not use the rental unit for anything but **DEAD STORAGE**. Do not store any flammable, explosive or illicit materials. The unit is to be used for storage only.
7. The storage unit must be vacated on or before the last day of the month for which rent has been paid and all terms and conditions of this agreement are met by the tenant.
8. The storage unit must be broom clean, emptied, in good condition - subject only to wear and tear - and ready to re-rent.
9. **Tenant's lock must be removed upon termination of occupancy. Failure to remove lock will result in your being charged the next month's rental and late fees.**
10. Gate hours are from 5:00 (A.M.) to 10:30 (P.M.), seven days a week.
11. Office hours vary. It is always best to call before you come in and if need be make an appointment.
12. **We do not prorate when you vacate a unit.** If your unit is not vacant on the first (1st) day of the month, a full month's rent is due.
13. **Only one lock is allowed per door latch (indoor units).** If more than one lock is found, you may be subject to a \$ _____ administration fee for the removal of that lock.
14. **Do not leave the gate open.**
15. **Please keep us updated of any address changes and/or phone number changes.** Until we are notified in writing with your signature, the only valid address and telephone number present is on the lease.
16. Please leave aisles clear and do not block another tenant's door or another tenants outdoor space.
17. Outdoor spaces can only have one vehicle per space. More than one vehicle will be towed at your expense.
17. We will not give out gate access codes to anyone but the person on the lease.
18. We will strictly enforce all policies and conditions in our contract.
19. **Thank you! We appreciate your business and look forward to your having a pleasant stay with us. If we can be of further help, please let us know.**

Tenant Signature

Date