

RENTAL AGREEMENT

Main Street Mini-Storage-PO Box 1014, Hogansville, GA 30230-404.514.0692

Tenant Name: _____ Phone #: _____

Address 1: _____

Address 2: _____

City: _____ State: _____ ZIP: _____ Email: _____

Main Street Mini-Storage will be referred to as Owner and the applicant will be referred to as Tenant.

Owner hereby leases to Tenant the above unit for the above amount. Tenant's signature on this agreement is acknowledgement and acceptance of all the following terms (please read in it's entirety):

1. Rental of unit is on a month-to-month (month goes from first day to the last day) basis and can be terminated at any time by Owner (for any reasons provided by Georgia State Law) or Tenant. Rent is for the full month. Invoices are generated on the 1st of each month and rent is due by the last day of each month.
2. The 1st month's rent is due before move-in. A refundable \$25.00 deposit is due with 1st month's rent. Deposit is refundable upon unit inspection at move-out. See lines 10 and 11. Deposit will be refunded via a check mailed out the following Friday (example: if move-out is Monday 07/30, check will be mailed out on Friday 08/03, but if move-out is Friday 08/03 then deposit is mailed out the following Friday 08/10).
3. A \$10.00 late fee will be applied to any invoices not paid by the last day of each month, and applied to the next month's rental invoice. Mailed payments must be post-marked by the due date and phone payments must be made by the last business day (weekends and holidays are NOT business days) of the month during office hours (see 3rd page of packet) in order to be counted on time.
4. After 30 days of non-payment from due date, the unit is subject to be locked out. Auctions occur once a year and any units locked out are subject to auction in order to satisfy the past due amount owed. Letters are sent out via certified mail to the tenant's name and address on the account 60 days prior to auction, and an ad will be placed in the LaGrange Daily News and Newnan Times-Herald legal sections 30 days prior to auction and will run twice in that 30-day span (these are the 2 news publications closest to Main Street Mini-Storage that have legal ads).
 - It is Tenant's responsibility to notify the office of any changes in mailing address, phone number, or email address. Neglecting to do this can result in unit contents being auctioned without Tenant being notified and having a chance to pay any monies owed to the Owner to retain the unit and it's contents.
 - A \$30.00 fee will be applied to the next month's invoice for any returned check.
5. Rent is not prorated for moving in after the 1st or for moving out before the end of the month.
6. Tenant will need to provide a lock for the unit.
7. Owner is not responsible for damage/loss to items in unit. Renter's insurance is suggested for items/possessions in the unit. As with an apartment, the Tenant is renting the interior space

only and belongings in the interior space will need to be protected in case anything does happen. Units are non-climate controlled, please see the "How to Store in a Non-Climate Controlled Unit" section of the website (items are stored at Tenant's own risk).

8. Tenant must give a notice to Owner when Tenant plans to vacate the unit. Any items left in the storage unit after the final date of vacancy will be deemed abandoned by Tenant and will be disposed of in accordance with Georgia State Law. If notice is not given and any invoice is left unpaid, Owner reserves the right to retain deposit in Line 2 in lieu of unpaid balances.
 - Example: If Tenant pays for the rent in March and moves out March 25th but fails to notify office, the invoice for that unit will generate in April. Tenant is responsible for that invoice amount. If we see in April that the unit is vacant, we assume the tenant left without paying the rent for April and deposit is withheld in lieu of unpaid invoice. If we are notified that the Tenant is moving out on March 25th, we can go down before March ends to verify unit is vacant and then distribute deposit refunds and ensure that unit/Tenant is not invoiced for the coming month.
 - Our office is located off-site in Newnan and we are unable to check everyday (or every week) to see if a unit is empty or not.
9. When vacating a unit, unit will be left in a clean and ready to rent state (leave it the way you find it rule). If the unit is not cleaned out upon vacating, Owner shall retain the \$25.00 deposit for cleaning expenses/fees. Make sure no trash or debris is left in the unit.
10. The storage space will not be used for any illegal/unlawful purposes. Owner will terminate agreement and all monetary amounts will be due from tenant upon termination.
11. The Owner, and its agents/employees, reserve the right to inspect storage spaces. Tenant is obligated to allow access to storage space when requested.
12. Tenant reserves the right to inspect the unit to be rented before rental begins. Once the first payment is made, the storage space is accepted as is.
13. Owner reserves the right to amend this agreement at any time, and without notice.
14. Owner does not allow rental space for trailers, cars, boats, RVs, or any other mode of transportation. Any of the items found on the property will be assumed as abandoned and will be towed/removed from the property. Any items/property outside of the designated storage space will be assumed as abandoned property and will be disposed of without notice. All items/possessions are to be kept in the designated storage space.
15. Tenant shall not sleep/live in/cook or grill in any space inside the facility fence, including the rented unit. This WILL result in Owner terminating lease and unit will be locked out immediately and Tenant will be evicted. Unit will not be unlocked till all monies owed to Owner are paid in full. If balances are unpaid at time of auction, unit contents are subject to the auction process.

THIS AGREEMENT MUST BE RETURNED IN ORDER TO MAINTAIN TENANT STATUS WITH MAIN STEERT MINI-STORAGE. IF AGREEMENT IS NOT RETURNED IN A TIMELY MANNER, WE WILL HAVE TO ASK TENANT TO VACATE AS THIS INDICATES THAT TENANT DOES NOT AGREE TO COMPLY WITH FACILITY RULES.

Tenant's Signature: _____

Date: _____