

GRENELEFE ASSOCIATION OF CONDOMINIUM OWNERS NO. 1, INC.

STORAGE RENTAL CONTRACT

Date: _____

Building Number: _____

Lease Term: _____

Rate: _____

Name: _____ Spouse: _____

Address: _____

City: _____ State: _____ Zip: _____

Home Phone: _____ Cell Phone: _____

Work Phone: _____ Emergency Number: _____

Email address: _____

Drivers License: _____ State Issued: _____

Vehicle Make/Model: _____ Tag: _____

Use of space: _____
(type of goods being stored)

By executing this Storage Rental Contract, Renter accepts the premises as suitable for Renter's storage purposes, and waives all defects, if any, therein. Renter agrees not to affix shelving or other articles to the walls, ceiling or doors or in any way permit damage to the premises. Renter shall not place or keep in or on the premises explosives, flammable liquids, contraband or any of the other goods listed on the attached "Items that Cannot Be Stored." Renter must provide his own lock and keep unit locked at all times. The Association will not have keys to the Renter's unit. Renter agrees not to let, sublet, or assign the whole or any part of the premises without written consent from the Association. The Association will have the right in the event of an emergency to enter the premises using whatever reasonable force is necessary.

Renter accepts the following provisions:

INSURANCE/DAMAGE TO CONTENTS:

Renter assumes responsibility for any loss or damage to property stored by Renter on the premises and may or may not elect to provide insurance coverage for the same. The Association does not maintain insurance for the benefit of the Renter which in any way covers any loss whatsoever that Renter may have or claim by renting the storage space or premises, and Renter expressly releases the Association from any losses and/or damage to said property caused by fire, theft, water, rain, storms, tornado, hurricane, explosion, riot, rodents, civil disturbances, insects, sonic boom, land vehicles, unlawful entry or any other cause whatsoever, nor shall the Association be liable to Renter and/or Renter guest or invitee for any personal injuries sustained by Renter and/or Renter guest or invitee while on or about the Association's premises.

Renter accepts responsibility for placing wood strips under cardboard boxes, furniture, and other items that could be damaged by dampness.

DEPOSITS:

A \$30.00 deposit is required on all storage units. Deposit is refundable when unit is returned empty and in good condition and proper notice has been given.

LEASE TERM:

The minimum rental period is three months, at a cost of \$_____. Rental periods shall commence on the first (1st) day of the following months: January, April, July, and October. In the event that a Renter desires to commence rent on a date other than those named previously, the amount will be prorated at a cost of \$_____ per month, whether the month is full or partial.

RIGHT TO INSPECT:

The Association has the right to inspect storage unit upon request. Upon notice to renter, renter shall make arrangements for inspection within 24 hours of said notice.

LATE PAYMENTS:

Payments are due on the first day of every quarter. Any payment not received by the 15th will accrue interest at the rate of 10 percent per annum. If payment is not received on or after the 6th day of the quarter, the Association may, at its option and without notice to Renter, over-lock the storage unit door to prevent access by Renter until any outstanding fees are paid in full.

If said delinquency continues thereafter for fifteen (15) days, the Association may at its option remove the Renter's lock at the Renter's expense to appraise stored goods for sale. Upon fifteen (15) days written notice to Renter as to time and place of sale (public or private), the Association may sell all or part of said property and apply the proceeds first to expenses of sale, attorney fees, legal costs, a \$50.00 administrative charge, and delinquent rental. Any excess proceeds shall be held for Renter for ninety (90) days without interest. Renter's failure to claim any excess proceeds or unsold goods within ninety (90) days following the sale shall constitute an abandonment thereof by Renter, and the same shall become the Association's absolute property. In the event of a sale, the Association shall not be obliged to realize proceeds greater than the delinquent rent due plus the expense described above. Any personal papers, pictures, or documents will be disposed of by the Association in any manner it deems fit.

All notices to Renter shall be by certified mail to the address shown herein or to such other address as Renter may notify the Association in writing. Any agreement between Renter and the Association to extend payment dates or defer sale of goods must be in writing and signed by both the Association and Renter to be binding.

In the event that the rental account is brought current, the Association shall remove its lock. It is Renter's responsibility to replace his lock at the time of payment to insure the security of his storage unit (only one lock per unit door hasp).

RETURNED CHECKS:

A returned check is subject to a charge of twenty five dollars (\$25.00), which charge shall be considered part of the rental. Unit shall be over-locked by the Association until the amount of the check and returned check charges are satisfied in full.

ABANDONED ITEMS:

Renter agrees to pay a minimum of \$50.00 or the actual cost, if greater than \$50.00, for the removal of abandoned items from his unit. Abandoned items may be sold/disposed of as set forth above.

TERMINATION OF LEASE:

Renter agrees to provide the Association with 10 days notice of intent to vacate in order to avoid responsibility for payment of the next quarter's rent. Renter's failure to vacate the premises on the last day of the quarter automatically renews the lease for one (1) quarter. In the event a lease is terminated before the end of a quarter, the rent will be prorated at a cost of \$_____ per month, whether the month is full or partial. Renter further covenants with the Association that at the

expiration of terms of this lease, peaceable possession of the premises shall be given to the Association, in as good condition as they are now, normal wear, inevitable accidents and loss by fire excepted.

The Association may terminate said lease at its discretion.

CHANGES TO TERMS:

The Association reserves the right to change the monthly rental rate, deposit amount, if any, late charge, and returned check charge on the first day of each quarter. Renter shall be given 30 days written notice of any such change, and this lease shall be deemed to be altered if the Renter continues his occupancy on the lease. Renter shall apprise the Association of any changes in her/her mailing address in writing within 20 days of such change. A new lease does not have to be executed for such changes.

LEGAL FEES:

In the event the Association is required to obtain the services of an attorney to enforce any of the provisions of this lease, Renter agrees to pay, in addition to the sums due hereunder, any additional amount for attorney's fees and costs incurred.

Any rights granted herein to the Association may be exercised by the Association's rental agent or other representative or agent. The covenants herein contained shall extend to and be binding upon the parties herein, and to their heirs, executors, administrators and assigns. This agreement shall be governed by the laws of the State of Florida.

I HEREBY ACKNOWLEDGE THAT I HAVE RECEIVED A COPY OF THE COMPLETED RENTAL AGREEMENT AND THAT I UNDERSTAND AND AGREE TO ALL THE PROVISIONS THEREIN.

Renter name

Association representative name and title

Renter signature

Association representative signature

Date: _____

Date: _____

Items that CANNOT be stored:

Gasoline
Oil
Fuel
Grease
Flammable chemicals
Compressed gas
Propane tanks
Oxygen tanks
Corrosive materials
Toxic materials
Biological waste
Hazardous materials
Hazardous waste
Fertilizer
Pesticides
Paint
Cleaners
Chemicals
Lawn debris (grass clippings, brush, etc.)
Construction debris
Tires (new or used)
Batteries (new or used)
Items having a noxious odor (Association's sole judgment)
Any items which are wet and could cause mildew
Narcotics
Stolen property
Items illegal for self storage under any law
Anything with a fuel tank (motorcycles, mowers, generators, ATV's, etc.)
Asbestos or products containing asbestos
Fireworks
Explosives
Weapons
Ammunition
Radioactive equipment – or anything that contains radioactive materials
Perishable food products such as cereals, produce or meats (may spoil or attract pests)
Any animals or plants – alive or dead

No refrigerators, freezers, space heaters are to be plugged in or used in the storage units. No one is to live in the storage units.