

Storage Rental Agreement

Unit # _____

This is a lease agreement between Shamrock Self-Storage, a limited partnership doing business as Shamrock Self-Storage (“Landlord”) and _____ (“Tenant”) for the rental of an individual storage space in our self-storage facility located at 1708/1680 E. Wooster St, Bowling Green, OH 43402 (Facility) upon the following condition:

1. **Description of Space.** Unless you are in Default, you shall have the right during the term to exclusive use of an individual storage space in the facility identified as UNIT _____ (“Unit”) the approximate dimensions of which are ____x____ together with the right of access to the unit. The unit is clean and undamaged unless noted on signed addendum to the Lease.

2. **Rental Policy.** The rental for the unit is \$_____ (“Rental per month”). This amount includes the appropriate tax. You shall pay us upon signing of this Lease \$_____ which represents _____. A full month’s Rent shall be paid to us without demand or notice prior to the commencement of any Hold-Over Term unless we shall notify you of a rent adjustment at least 10 days prior to the expiration of any Term. If we do so, then the new Rent shall be paid to us unless you remove your Stored Property. All rent is payable to Shamrock Village Office on or before the first day of the month. **No statements are sent.** Rent is delinquent after the first. Rent not received by the 7th day of the month will cause the unit to be over-locked and gate access denied by Landlord and tenant will incur late fees as follows:

Date	Charges	Accumulative Charges
After 7 th	\$10.00	\$10.00
After 22 nd	\$15.00	\$25.00
After 7 th 2 nd month	\$20.00	\$45.00
After 22 nd 2 nd month	\$30.00	\$75.00

A twenty (\$20.00) dollar bad check administrative charge will be incurred on all returned checks. Unit will be over-locked and gate access will be denied unit until all rent, fees, and checks are made good and all charges paid. Landlord reserves the right to refuse any payment. All rental payments and correspondence made must include the unit number to insure correct handling.

3. **Risk of Loss.** We shall not be liable to you for any loss or damage to stored property because of theft, fire, wind, rain, rodent damage, or other casualty. When you sign this lease you acknowledge that we have informed you of the availability of insurance to insure against such loss. You also acknowledge that we are not a warehouseman and no bailment exists with respect to the stored property and you agree to hold us harmless from any claim for loss or damage to the stored property. **We highly recommend you take precautions to protect your things from any water damage. While our units are water resistant, they are not water proof. If there is a flood, your items could get damaged. Please raise furniture off of the ground and put items inside of plastic tubs for your own protection.**

4. **Security Deposit.** We require a \$25.00 Security Deposit. The Security Deposit is refunded only when the Tenant is current on all obligations, has notified Shamrock Self-Storage by giving them an address to mail the Security Deposit to, has broom cleaned and emptied all the contents, and the unit is not damaged. No refunds are made if the space is abandoned. Allow thirty (30) days of receipt of refunds.

5. **Payments.** Payment of Monthly Rent and other charges permitted by this agreement shall be made on time. Make checks payable to Shamrock Storage and send to 1724 East Wooster St., Bowling Green, OH 43402. You may also bring payment to our office during normal business hours. There is a drop box available after hours. **NO BILLS WILL BE SENT.**

6. **Use of Unit.** You shall use the Unit in a lawful manner solely for the storage of personal property to which you have a claim (“Stored Property”). Shamrock Storage Rules are:

A. Tenant shall not use the unit for:

- 1) Living animals or Carcasses.
- 2) Gasoline, explosives, paint, flammable chemicals or other corrosive or hazardous material.
- 3) Any use that violates zoning, fire, or other government regulations.
- 4) Sanding or spray painting.
- 5) Any use which constitutes full time shop facilities, office, or principal place of business.
- 6) Any continuously connected electrical appliances or extension cord.
- 7) Practice facilities for rock bands or other musical group or individual.
- 8) Installation of any device.
- 9) Lodging or sleeping facilities.
- 10) Garage sales, flea market, or sale of any kind directly from the unit.
- 11) Exterior display of signs of any type for any purpose.
- 12) Parties, gatherings, or a meeting place.
- 13) Any use which involves alteration or structural change, defacement of premises, their walls, floor, or overhead space.
- 14) Any use of roof bar or joists or structural members of supports for the purpose of lifting any heavy object.
- 15) The storage of any liquids in inadequate containers.
- 16) An address to be advertised for any purpose.
- 17) Automobile repair for hire.
- 18) The storage of wet dry goods, furniture or bedding that could mildew.
- 19) The improper storage of food stuffs in inadequate containers that could cause a nuisance.
- 20) The storage of inadequately packaged, wrapped or protected articles of value that could be damaged by absorption of moisture from the air or unheated concrete floors.

B. Automobile, boat and recreational vehicle storage requires the disconnection of all batteries and the placement of concrete floor protection such as cardboard, drip pans, etc. under those areas of the vehicle which may drip oil or grease.

C. All items left in the unit halls or driveway after vacating will be deemed of no value to the Tenant and will be discarded by the Landlord. Tenant should be aware that the security deposit refund is subject to the cleanliness of these areas and if Tenant leaves anything he/she forfeits his/her refund.

7. **Shamrock Storage Ground Rules**

A. Identification:

1)All Tenants, Tenant guests, and agents must be prepared to provide proof of their identification and business on the premises upon request. Security on the premises is your responsibility. 2)The Landlord is not responsible for acts of person entering the premises. 3)Your cooperation in reporting and suspicious activity is appreciated.

B. General Grounds.

All Tenants and Tenant guest or agents must: 1)Be prepared to identify themselves if asked to do so. 2)Observe a 10-mile per hour speed limit at all times. 3)Do not block driveways. 4)Do not park unattended vehicles in fire lanes. 5)Do not work in driveways. 6)Do not discharge liquids of any kind in unit, halls, or driveways. 7)Do not litter halls, driveway, or dumpster areas but carefully place debris in convenient dumpsters provided. 8)Do not use dumpsters for off-site or other job related refuse. 9)Do not climb on gate or fence.

8. Rules and Regulation Changes. These Rules and Regulations are subject to change without prior notice.

9. Surrender of Unit. Tell us when you have removed the last of your Stored Property from your Unit. You shall have done everything required of you by this Lease. If the Unit is not clean or has been damaged, we will clean it or repair it and send you a bill. You will be responsible for such charges even if you have removed all of your Stored Property. We will refund any prepaid Rent for any months other than the month you leave; we will not prorate the last month's Rent regardless of when you remove the last of your Stored Property.

10. Holding-Over. If you have not removed your Stored Property by the last day of the calendar month, then you will be considered to have expressed intent to hold over. When you hold over, the term is automatically extended for the next full calendar month.

11. Default. If you do not pay us when due all Rent and/or other charges required of you or you breach any condition or covenant of this Lease, then upon the occurrence of such event and until cured, you shall be deemed to be in Default and we may exercise the remedies reserved to us in this Lease and/or those provided by Law.

12. Our Remedies. Upon the occurrence of an event of Default and your failure to remedy the Default within five calendar days, we shall have the right to deny you access to your Unit and Stored Property by placing a second lock on the Unit. If you do not remedy the default within a reasonable time, then upon notice to you as provided by law we may enter the Unit and enforce the lien given to us by Section 5322.02 of the Ohio Revised Code and may recover from you as damages all unpaid Rent and changes permitted by this Lease as well as all costs of foreclosing our lien, including reasonable attorney fees. OUR REMEDY IN NOT LIMITED TO A SALE OF YOUR STORED PROPERTY. WE CAN OBTAIN A JUDGEMENT IN THE WOOD COUNTY MUNICIPAL COURT FOR ALL AMOUNTS YOU OWE US AND WE MAY SATISFY BY JUDGEMENT; WAGE GARNISHMENT; ATTACHMENT; OR ANY OTHER MEANS ALLOWED BY LAW. A copy of the provisions of the OHIO REVISED CODE detailing our remedies may be obtained from the Shamrock Self-Storage Office.

13. Your Affirmative Covenants. You agree:

- A. To give us written notice of any changes of address or phone.
- B. To be responsible for the acts and omissions of your family, your agents or employees.
- C. To indemnify and hold us harmless for any injuries to persons or damage or loss to property not caused by us or our agents and employees; or by acts or omissions of persons other than employees and agents of Owner.
- D. To abide by all reasonable rules and regulations for the use of the Unit which we will establish from time to time.
- E. To permit us access to the Unit in the event of an emergency.
- F. To indemnify and hold us harmless for any property damaged within the unit caused by moisture, humidity or water.

14. Negative Covenants. You agree not:

- A. To assign or sublet the Unit.
- B. To store any explosives; contraband; inflammable or unusually combustible material; or hazardous materials in the Unit.
- C. To use the electrical connection for any purpose other than to illuminate the Unit with the bulb furnished by us.
- D. To affix anything to the interior walls of the Unit.

15. Notice. Notice shall be effective as to us when mailed to the address for paying Rent and as to you when mailed to the last address which you furnished.

16. Entire Document. This Agreement constitutes the entire agreement between us for the Rent of the Unit and it shall be governed by and constructed under Ohio Law.

Tenant Info

Shamrock Storage

Unit # _____

By _____

Date _____

Rent Period _____

Signature _____

Misc. Remarks _____

Address _____

Phone _____

How did you hear about us? _____

Email _____
