

**Sliders Property, LLC**  
[www.slidersProperty.com](http://www.slidersProperty.com)  
**404-885-6066**

1575 Reed Creek Hwy.  
Hartwell, GA 30643

RENTAL AGREEMENT

DATE: \_\_\_\_\_ Unit # \_\_\_\_\_

Tenant Name: \_\_\_\_\_ I.D. # \_\_\_\_\_

This Rental Agreement is executed in duplicate, this month \_\_\_\_\_, day \_\_\_\_\_, year, \_\_\_\_\_

Between \_\_\_\_\_ (Owner) and \_\_\_\_\_

(Tenant) for the purpose of renting certain storage space in a self-storage facility, hereinafter described upon the following terms and conditions:

1. PREMISES. Unit # \_\_\_\_\_, of the facility, located at 1575 Reed Creek Hwy., hereinafter called "Premises."
2. TERM. the term of this Rental Agreement shall commence on the above date and shall continue until \_\_\_\_\_ or until terminated as provided herein.
3. RENT. The Tenant shall pay to the Owner at the address shown in the first paragraph the sum of \$ \_\_\_\_\_ in monthly installments of \$ \_\_\_\_\_ each, without notice or demand. All rent shall be paid on or before the first day of each month of the term. If any rent is not paid by the fifth of the month for which it is due, the Owner may collect a late charge of \$10.00 to cover the additional administrative costs involved, and the Tenant will be denied access to the premises until payment is made in full.
4. REFUNDS. The Tenant has paid to the Owner the sum of \$ \_\_\_\_\_ to secure Tenant's performance of the provisions of the Rental Agreement. Said sum will be returned to the Tenant within 14 days following the termination of this Rental Agreement, provided the Tenant is not in default hereunder. There will be no refund of rent and/or taxes for any reason whatsoever.
5. USE OF PREMISES. The Tenant shall use the premises for the storage of personal property described as follows \_\_\_\_\_.  
Tenant agrees to use storage space only for the storage wholly owned by the Tenant. Property is stored under the supervision and control of the Tenant. Owner exercises neither care, custody nor control over Tenant's property. Tenant agrees not to store property with a total value in excess of \$10,000 without the written permission of Owner. If such written permission is not obtained, the value of Tenant's property shall be deemed not to exceed \$10,000. Nothing herein shall constitute any agreement or admission by Owner, that Tenant's stored property has any value. Nor shall anything alter the release of Owner's liabilities set forth in paragraph seven below. Tenant agrees to abide by all rules relating to use and occupancy as promulgated by Owner. It is understood that the Tenant may remove property from storage and place other property in storage from time to time without the knowledge of the Owner. However, the Tenant agrees that Tenant will not store any perishable goods, flammable materials, explosives, or other inherently dangerous material, nor store any property which would violate any law, ordinance or regulations of any governmental authority. The Tenant shall make no unlawful,

improper, or offensive use of the premises, shall perform no work of any kind in or upon the premises; shall not conduct any business (including garage sales) in or from the premises; and shall not sublet any part of the premises without the prior written consent of the Owner. The Tenant agrees that the premises shall be used solely for dead storage. PLEASE INITIAL\_\_\_\_\_.

6. **INSURANCE.** Tenant, at Tenant's sole expense, shall maintain on all personal property on the premises a policy of fire and extended coverage insurance, to include water damage and mildew, with theft, vandalism and malicious mischief endorsement for at least 100 percent of the full replacement cost of such personal property. Such insurance is for the benefit of both Tenant and Owner. If the Tenant fails to maintain the insurance described above, Tenant shall be deemed to have "self-insurance" on his personal property. In the event the Tenant acquires insurance with a duly licensed company, Tenant expressly agrees that the carrier of such insurance shall not be subrogated to any claim of the Tenant against the Owner, Owner's agents or employees.
7. **LIABILITY.** All personal property within or on the leased premises by Tenant shall be at Tenant's sole risk. Owner and owner's agents shall not be liable to Tenant for any damage for loss to any personal property while at the leased premises arising from any cause whatsoever including, but not limited to, theft, fire, water damage, mysterious disappearance, rodents, mildew, Acts of God or the active or passive acts or omissions of Owner or Owner's agents.
8. **INDEMNIFICATION.** Tenant will indemnify, hold harmless and defend Owner, his agents or employees from all claims, demands, actions or causes of action (including attorney's fees and all costs whatsoever) that are hereafter made or brought as a result of or arising out of Tenant's use of the premises. This indemnity specifically includes, but is not limited to, all liabilities released by Tenant in paragraph seven.
9. **MAINTENANCE.** Tenant agrees to make no alterations or improvements to the premises without the prior written consent of the Owner. The Tenant shall not commit any waste of the premises, will maintain the premises in a neat and orderly manner, and will quit and deliver up the premises at the end of the term in as good condition as they are now. Tenant further agrees to reimburse Owner for any costs incurred in cleaning the unit or repairing any damages to the unit.
10. **PARKING.** The Tenant agrees that Tenant will not park, nor permit any licensee, invitee, or guest of the Tenant to park any vehicle in such manner as would block or interfere with access to any other unit within the self-service storage facility.
11. **WRITTEN NOTICE.** Unless Tenant serves written notice to Owner at least fifteen days before the end of the term hereof that Tenant intends to terminate this agreement, Tenant shall thereafter hold the premises on a month-to-month term, to be renewed automatically on the last day of each calendar month until Tenant serves written notice of Tenant's intention to terminate this agreement at least fifteen days before vacating. Owner reserves the right to cancel the lease at any given time for any or no reason whatsoever upon fifteen days' written notice, and shall have the right to increase the rent upon 30 days' written notice.
12. **DEFAULT.** If the Tenant shall violate any of the terms and conditions of this Agreement, or if the Tenant shall fail to pay any installment of rent or any other sum when due, the Tenant will be in default, and the Owner will have all liens and remedies provided by law; and the Tenant agrees to pay all costs and expenses incurred by the Owner in the enforcement of this agreement, including reasonable attorney's fees, whether action be instituted or not.
13. **PRIOR LIENS.** Tenant must disclose to Owner any lienholders with any interest in property that is or will be stored in the self-service storage facility. Tenant states that there are no liens upon the property stored or to be stored at the facility except as follows (write "None" if none)

INITIAL \_\_\_\_\_

14. NO WARRANTIES. The Owner, Owner's agents or employees, hereby disclaim any express or implied warranties, guarantees or representations of the nature, condition, safety or security of the premises, and the Tenant hereby acknowledges that Tenant has inspected the premises and that the Owner has not and does not represent or guarantee the safety or security of the premises.
15. NOTICES. Any notice required or desired to be given under the terms of this Agreement shall be in writing and shall be delivered by certified mail, postage prepaid, addressed to the party to be served at the address provided at the bottom of this Agreement, or at such other address that the party shall have designated by written notice by certified mail only.
16. RULES AND REGULATIONS. The rules and regulations posted in a conspicuous place at the self-storage facility are made a part hereof and Tenant shall at all times comply therewith.
17. CLEANING AND DAMAGE FEES. Tenant agrees to pay Owner for all costs incurred in removal of abandoned property, cleaning of unit, vacating, or repair of any damage to unit.
18. SUCCESSION. This Agreement shall be binding upon and shall inure to the benefit of the parties hereto and their respective heirs, personal representatives, successors and assigns.

I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS AGREEMENT AND I FULLY UNDERSTAND THE TERMS AS STATED.

TENANT SIGNATURE:

NEAREST RELATIVE:

\_\_\_\_\_

\_\_\_\_\_

ADDRESS:

ADDRESS:

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