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TENANT INFORMATION

STORAGE SPACE INFORMATION

Name:
Address:
City/State/Zip:
Home Phone: ()
Mobile Phone: ()
Work Phone: ()
Email:

Unit #:
Size:
Rent: \$
Security Deposit \$:
Brief Description of Use:

~COPY OF VALID DRIVERS LICENSE REQUIRED~

ALTERNATE / EMERGENCY CONTACT

Name:
Address:
City/State/Zip:

Home Phone: ()
Mobile Phone: ()
Email:

The terms of this Agreement shall commence on and shall continue through, 20 (the "Initial Term"). Should Tenant hold over and retain the Storage Space beyond the Initial Term, Landlord may elect to continue this Agreement on a month-to-month basis, or may terminate this Agreement or exercise any other available remedies available to Landlord hereunder or under applicable law.

Landlord hereby agrees to lease, and Tenant hereby agrees to rent, the Storage Space stated above, and located at 24 Pine Street, known as Clarke Plaza Storage, Wolfeboro NH (the "Premises"), upon all of the terms and conditions set forth in this Agreement. Tenant further agrees to comply with the Rules and Regulations issued from time to time by the Landlord concerning use of the Storage Space and conduct on the Premises.

Tenant acknowledges that Landlord has a statutory lien upon all personal property, whether or not owned by the Tenant, located in the Storage Space or on the Premises ("lien").

By signing this Agreement, you hereby authorize Landlord to also provide such notice to your Alternate Contact Person and any Emergency Contact of the Storage Space.

Tenant Signature

Management/Owner Signature

ADDITIONAL TERMS AND CONDITIONS

NOTICE: If you fail to make your required payments, you will have to vacate the unit or your property may later be sold at a public sale. Before the sale, you will be notified by First-class mail or by electronic mail of the amount due. The notice will be mailed to your last known address. In order to preserve your right to be notified, it is imperative that you notify us in writing of any change in your mailing address. Also, you should supply us with the name and address of another person who can reach you if you are not at your mailing address, and we will notify that person at the same time and in the same manner as we notify you.

RENT

Tenant shall pay Landlord the monthly Rent per the Agreement. The initial Rent payment will be pro-rated and paid on the date of execution of this Agreement. Subsequent payments are due on or before the 1st day of the month every month unless otherwise agreed upon. No monthly statement or reminders will be sent by Landlord. Tenant understands that Rent is not pro-rated at the time of move-out and a partial month's unused rent is non-refundable. Tenant understands that Rent must be paid in full each month and that Landlord does not accept partial payments. After the expiration of the Initial Term of this Agreement, the Landlord may change the Rent or any other charge of fees by giving Tenant thirty (30) days advanced written notice at the address listed in this Agreement.

SECURITY DEPOSIT

A deposit equal to one month's rent is required with the rental agreement. Deposits will be returned within 30 days of the time that the rental contract ceases. Landlord may apply the Security Deposit at his option against Rent, Late Fees, Returned Check Charges or damages for the Tenant's failure to perform under this Agreement.

CHARGES AND FEES

Tenant agrees to pay Landlord the Late Fee in the amount of \$10.00 if Rent is received five (5) or more days after the Rent Due Date. Late Fees will be charged to the Tenant's account each month Tenant's account is delinquent and shall be cumulative. There will be a \$35.00 fee assessed for returned checks. These fees and charges are considered additional Rent due under this Agreement. Payments made by Tenant will always be applied first to the oldest charges on the Tenant's account. Tenant further agrees to pay all fees as authorized by law.

HAZARDOUS OR TOXIC MATERIALS ARE PROHIBITED

Tenant is strictly prohibited from storing or using within the Storage Space or on the premises any materials classified as hazardous or toxic under any local, state, or federal law or regulation, and from engaging in any activity which produces such materials. Tenant's obligations of indemnity under this Agreement specifically includes any costs, expenses, fines or penalties imposed against the Landlord arising out of the storage, use or creation of any hazardous material by Tenant,

Tenant's agents, employees, invitees and/or guests. Landlord may enter the Storage Space at any time to remove and dispose of any prohibited items at Tenant's expense.

PALLETS

We recommend using pallets so that your belongings are not stored directly on the concrete floor. Water damage is not expected but this is a good precaution and also allows the air to circulate and prevent damage from condensation. You must put down cardboard to protect floor against any engine/oil leaks if you storing any type of vehicle. You will be responsible for any damages if you do not adhere to requirements.

TERMINATION/VACATING

In the event this Agreement becomes a month-to-month Agreement and Tenant wishes to terminate, Tenant is required to provide ten (10) day written notice to terminate this Agreement. Upon vacating Tenant must leave the Storage Space empty, broom clean, and remove Tenant's lock. Landlord may dispose of any property left in the Storage Space or on the Premises by Tenant after this Agreement expires or is terminated. Tenant shall be responsible for all costs incurred by Landlord in disposing of such property.

INSURANCE

Landlord ***DOES NOT*** provide insurance coverage for any loss, from any cause, to any personal property owned by the Tenant and stored on the Premises. If insurance coverage is desired by Tenant over Tenant's personal property stored on the Premises, Tenant must independently obtain such coverage at Tenant's expense from Tenant's own insurer.

MISCELLANEOUS

Tenant shall provide at own expense a lock to secure the Storage Space. Locks placed by landlord on a Storage Space for any reason will only be removed during the Landlord's normal business hours.

Tenant shall not assign this Agreement or sublet the Storage Space without the express written approval of the Landlord.

AFTER 7DAYS OF NON-PAYMENT you will forfeit all discounts. We will over lock your unit and a \$25.00 fee will be charged. If non-payment continues, we will execute our option to take possession of your goods and ultimately sell them at auction.