



LEASE AGREEMENT

Zelienople Self Storage

1870 State Route 588, Suite 3
Zelienople, PA 16063

www.zelienopleselfstorage.com

Phone: 724-452-4352

UNIT NUMBER: _____ SIZE: _____

MONTHLY RENT: _____ TAX: _____ TOTAL: _____

TERM: _____ TO _____

AT THE END OF THE RENTAL PERIOD, LEASE AUTOMATICALLY RENEWS ON A MONTHLY BASIS AT THE CURRENT RENTAL RATE IN EFFECT AT THAT TIME. LEASE MAY BE CANCELLED AT ANY TIME WITH 14 DAYS NOTICE AND CONFIRMED RECEIPT FROM ZELIENOPLE SELF STORAGE REPRESENTATIVE.

TENANT NAME: _____

ADDRESS: _____

CELL PHONE: _____ EMAIL: _____

HOME PHONE: _____ DRIVERS LICENSE NUMBER: _____

EMERGENCY CONTACT & PHONE: _____

GATE SECURITY NUMBER (4 DIGITS ONLY): _____

Note: Gate closes automatically; you will need to enter the same security code when leaving. Gate is equipped with a photo eye & mechanical stop. Please exercise caution when entering & exiting.

A LATE FEE OF \$15.00 PER MONTH WILL BE ADDED IF RENT IS NOT RECEIVED BY THE 10th DAY OF THE MONTH.

INSURANCE IS NOT PROVIDED OR OFFERED. YOU ARE ENCOURAGED TO CHECK WITH YOUR AGENT FOR COVERAGE. YOU ARE RESPONSIBLE FOR YOUR PERSON, GUESTS, OR ANY EQUIPMENT WHILE ON THE PROPERTY.

BREACHES:

- Failure to pay rent in full and on time
- Unusual, continuing noise, odors, live animals, overnight sleeping in unit or on property
- Use of facilities for unlawful purposes.
- Use of facilities for anything other than storage.
- ZSS Storage units & property are not to be used as a worksite or to work on your equipment, vehicles, etc.
- Alteration of facility without our prior written approval
- Storage of goods which you are not legally entitled to possess,
- Storage of goods, which you do not own.
- Filthy conditions within your storage locker
- Hanging cabinets, shelving, or any damage to unit walls by any means (i.e. drilling, screwing, cutting, etc.)

SECURITY

We do not guarantee that your storage space will be secure against burglars. This is NOT a high-security storage area. We do NOT have security guards or locked gates. The price you are paying does NOT include security. Please be careful with your keys. Losing them invites theft. Distributing extra copies of keys invites theft.

OUR RIGHT TO GO INTO YOUR STORAGE LOCKER WITHOUT YOUR PERMISSION

- We believe in good-faith that you have breached your agreement with us
- We believe your belongings are in danger of damage and there is not time to reach you first.
- Required by court order or subpoena
- We believe in good-faith that an emergency condition requires us to enter

OUR REMEDIES IF YOU BREACH THIS AGREEMENT

We can destroy, give to charity or sell your belongings, after giving you 10 days notice by regular mail. Ordinarily, we give the items to charity. We have no duty to sell. No accounting to you, no payment to you if we sell.

If you believe we have breached first, and have no duty to exercise our remedies, you must file a claim with AAA within a 10-day period as set forth below.

YOUR REMEDIES IF WE BREACH THIS AGREEMENT

You are entitled to receive from us the following:

1. Price difference between rent on our space and on comparable space similar conditions, for one month, and
2. Reasonable moving costs of your belongings from our facility to another facility

CLAIMS

If either of us has a claim, it shall be brought before the American Arbitration Association, Pittsburgh, PA, on an expedited hearing basis. The AAA shall apply its Commercial Arbitration Rules. The decision of the AAA shall be final, binding and unappealable and shall be enforceable as a judgment in any court having jurisdiction. The AAA may award attorney’s fees and costs against a non-prevailing party if the AAA believes the non-prevailing party’s position lacked substantial merit.

RETURNED CHECKS – NSF FUNDS

\$35.00 Fee will be assessed and an immediate lock out from the facility. Re-Entry will be permitted within 72 hours after the account is brought up to date.

NOTE: IF PAYMENT IS 15 DAYS LATE, WE WILL LOCK OUT YOUR UNIT. IF YOU USE TWO LOCKS, WE WILL REMOVE ONE AND REPLACE WITH OURS. ACCOUNTS 45 DAYS LATE WILL BE GIVEN 10 DAYS NOTICE TO PAY OR THE CONTENTS WILL BE REMOVED

_____ (Tenant Initials)

I AGREE TO ALL OF THE ABOVE TERMS & CONDITIONS:

_____ TENANT

_____ ZELIENOPLE SELF STORAGE

_____ DATE

MAKE CHECKS PAYABLE TO:

**ZELIENOPLE SELF STORAGE
1870 STATE ROUTE 588, SUITE 3
ZELIENOPLE, PA 16063
PHONE: 724-452-4352**