

GL Peterson Properties, Ltd. d.b.a.

AAA Self Storage

1350 Tracy Lynn
Abilene, TX 79601
325-677-3346

Unit Number: _____

Tenant's
Name: _____

Date contract signed: _____

Self Service Storage Rental Agreement

Tenant Information. Tenant is (check one) [] the individual signing this agreement, or a business [].

Tenant's Last Name (or name of business) First Name Middle Initial Date of Birth

Mailing address for notices

Employer's name Social Security Number Home Phone Work Phone

Tenant is [] is NOT [] in the military. _____
Additional Person(s) who are entitled to access to the unit

Person to contact in an emergency: If such person informs Landlord that Tenant is deceased, incarcerated, permanently incapacitated, landlord may allow such person access to the unit.

Name Phone Number Street Address City State Zip

Change of tenant information: Tenant agrees to notify landlord of any change in Tenant's mailing address, phone number, or other information necessary to contact tenant. *Change of address must be in writing, and may not be given over the phone.*

Tenant's Space Number: _____ Approximate size: [] 5x10 [] 10x10 [] 10x15 [] 10x20 [] 10x30

Tenant access code to front gate: _____ **The Access Code will remain the same during your rental period.**

Payments due under this rental agreement:

Monthly rent: \$ _____ Initial Late charge: **\$10.00** Charge for over-locking unit: **\$25.00**

Rent is due on: **1st day of the month** Daily late fee: **\$1.00** Charge for notices: **\$10.00**

Grace Period: **10th of the month** Eviction Charge (court): **\$100.00** Returned mail charge: \$5.00

Charge for foreclosing: **\$100.00** Returned check charge: **\$30.00** Cleaning charge(hourly rate): **\$20.00**

Charge for locking unit when tenant fails to: **\$25.00** Charge for removing tenant lock: **\$25.00**

Daily charge for failure to lock space on landlord's request: **\$1.00**

Payments and Notices: Payments may be made in cash, money order, travelers check, personal, or company check. We do not accept credit cards. All payments must be made to Landlord's office address.

TENANT

LANDLORD

Signature of Tenant

Signature of Landlord or Landlord's agent

Printed name of individual signing

Facility Address:
AAA Self Storage
1350 Tracy Lynn Dr.
Abilene, TX 79601

Driver's License number State Expiration

Office & PAYMENT address:
GL Peterson Properties, Ltd.
Dba. AAA Self Storage
1158 North 3rd. Stret
Abilene, TX 79601

Date of signature Vehicle license & State

Phone 325-677-3346

Landlord's name & mail address are shown at right as "Office Address".
Mail or drop all payments to the "OFFICE" address.

NOTICE TO TENANT

_____ Tenant hereby states that he/she has read this agreement and agrees to abide by it, including the rules and policies set forth herein, and on the receipt page of this rental agreement.

_____ Tenant will furnish his/her own lock for the unit and may choose to obtain insurance at Tenant's own expense to cover fire, theft, casualty and all other losses. Landlord is not responsible for Tenant's stored contents – you are storing your property at your own risk, and agree to hold Landlord harmless for all incidental, accidental, natural, and other all other such acts not specifically listed.

_____ Tenant understands that the rent is due and payable even if Tenant never gets a statement or any invoices or a bill for the storage. It is the Tenant's responsibility to pay the rental amount due, and to contact Landlord for the amount due if Tenant does not know the amount to pay.

_____ Tenant hereby understands and agrees that Landlord may process a non-judicial foreclosure under Chapter 59 of the Texas Property code in the event Tenant does not pay the rent or other sums as provided for in this contract, and that Landlord may also process a civil lawsuit to collect the balance of any storage fees or rent that is due if said non-judicial foreclosure sale does not meet or exceed the balance due.

_____ Tenant understands that in the event Landlord over-locks Tenant's unit for non-payment that the property inside the unit has been seized in accordance with the law and this contract and that Landlord may prosecute Tenant for a criminal act (e.g. breaking and entering) should Tenant cut Landlord's over-lock off the unit **for any reason**, including but not limited to, the removal of all or a part of Tenant's property.

I have read the paragraph above and understand it.

Tenant signature(s): _____

Date: _____

AAA Self Storage

Rules and Important Things to Know about your Storage Unit

The Fire Code prohibits you from storing flammable items like gasoline, paint, paint thinner, and any explosive materials in a self-storage facility.

Use a good quality lock. The Abilene Police Department has stated that EVERY SELF STORAGE FACILITY in Abilene has been burglarized MORE THAN ONCE. Thieves typically use bolt cutters to break into storage units by cutting the locks off. USE A HIGH SECURITY LOCK that is designed to prevent cutting with bolt cutters. The round chrome disk locks are available from K-Mart, UHAUL, WalMart, and many other suppliers. They range in price from 8.99 to \$16.95 for the same lock.

THE GATE – Don't Tailgate into the facility behind another vehicle. We keep records of what access codes are used, when, and video of the vehicles entering and leaving for security purposes.

Do not store guns, cameras, electronics, tools, etc. in plain view. If you need to store this type of valuables, get insurance, and pack them in a box full of clothes or other items. A thief will not spend three hours going through your property after he has broken in.

INSURANCE: Go to www.safestor.com for storage insurance. \$6/mo. for \$4000, \$100 deductible, 50% coverage on Burglary, minimum 3 months (\$18) in advance, per unit.

If you want to move out, you can give 30 days notice and we will pro-rate the rent. So, if you give notice on the 5th day, you can stay until the 5th of the following month, and only owe for the 5 days of the next month. Otherwise, if you move out on the 5th, you will owe for that ENTIRE MONTHS RENT. We do not require you to give notice that you are moving out. Just leave the unit vacant and CLEAN prior to the last day of the month. If your lock is still on the unit on the last day of the month you will be charged for the next month's rent.

You get your deposit back by leaving the storage unit clean and sending us a WRITTEN request for the deposit to be refunded, and a CHANGE OF ADDRESS (also in writing) if you moved. We do not automatically send out deposit refunds because we get most of them returned with bad addresses. YOU MUST SEND A WRITTEN REQUEST WITH A FORMAL CHANGE OF ADDRESS TO GET ANY DEPOSIT BACK.

The gate access code will be turned off if you don't pay the rent. A video of you entering the facility by tailgating behind another tenant's vehicle is UNAUTHORIZED ENTRY and we can file a police report, especially if you remove or attempt to remove your property without paying the rent.

If you don't pay the rent, we will lock your unit, send you a certified letter, and charge you a lot for all of it. If you don't pay the rent that is due, we will auction the property and if that doesn't cover the rent, you will be turned over to VERICHEK collection agency and it will appear on your credit report.

Most of our tenants pay the rent on time and follow the rules. Some tenants don't follow any of the rules. Make your self storage a pleasant experience and follow common sense; pay the rent on time, leave the unit clean and don't trash the facility when you move out.

Send your storage payments to:

AAA Self Storage
1158 North 3rd. Street
Abilene. Texas 79601

Thanks;

Gary Peterson
General Partner

Unit # assigned: _____

Monthly rate: _____

Current Gate Combination: _____

Deposit: \$10 [] Lock purchase \$10.00 []

Date Rented: _____

Move in Fee: \$10 []

Amount Paid: _____

[] Cash [] Check [] Money Order [] Credit card