

COUGAR'S CLOSET 2 MINI-STORAGE

317 ROBERT DR, WILLITS, CA 95490

cougarscloset2@gmail.com
(707) 259-0159

Name

Unit #

Unit Size

Rate \$

Deposit \$

STORAGE AGREEMENT

This agreement does not give possessory interest in the premises. It is a contractual license to enter upon the premises and to use the premises for storage.

The manager agrees to license the use of the above described premises to the occupant on the terms specified on the reverse side of this storage agreement, and the occupant hereby accepts the same and acknowledges receipt of a completed storage agreement.

TERMS AND CONDITIONS

1. All payments are to be paid by the occupant; No subletting. Units will not be licensed for less than 1 month.
2. All payments are payable in advance of the due date, the 1st of every month, without demand (you will be billed). A \$25.00 late fee will be applied if rent is not received or post marked by the 1st of the month. A second \$25.00 late fee will be applied if rent is not received by the 20th of the month.
3. It is the responsibility of the occupant to report any changes of contact information in writing to the manager.
4. It is understood that the manager carries no insurance covering the occupants goods and assumes no responsibility for same. See paragraph 11 on the reverse side. Any insurance protecting the personal property stored against fire, theft, or damage must be provided by the occupant.
5. Occupant will pay in advance a security, cleaning and damage deposit to be held by the manager. The deposit shall be returned to the occupant 6 weeks after this agreement has been terminated, less all charges for cleaning or repairing. Manager may retain any amount necessary from the deposit to compensate for payments due and unpaid under this agreement.
6. Occupant will disclose any lien holders or secured parties who have interest in property that is or will be stored in the facility.
7. The occupant understands that the premises are only open to occupants during daylight hours.
8. If occupant is in default under the terms and conditions of this agreement access to the premises may be denied.

LIEN NOTICES

9. A pre-lien notice will be mailed to the occupant after rent has not been received for 1 month. A lien notice will be mailed to the occupant after rent has not been received for 2 months. A sales notice will be emailed 10 days after the lien notice has been emailed.
10. A \$15.00 emailing charge will be applied to each lien sale notices.

11. Occupant understands the manager has a lien on goods for payment of fee's due and unpaid and may sell the occupants goods with proper notice, if occupant is in default as described in paragraph 7 on the reverse side.

ADDITIONAL FEES

12. A fee of \$35.00 will be applied to all bounced checks and for all forced collection of bounced checks a 50% collection fee will also be applied.
13. Occupant agrees to place only 1 lock on the unit. A \$20.00 charge for cutting a second lock will be applied for units with 2 locks.
14. If occupant leaves remnants outside of their unit a \$15.00 cleaning fee will be applied.

FORECLOSURE FEES

15. Any foreclosed units will also be charged a \$75 hauling fee for each pickup load that is removed from the unit.

Send payment to: Cougar's Closet II, 1661 A South Main Street , WILLITS, CA 95490

Please include name and unit number on check

Future rent is due on the first of the month.

TERMS

1. USE AND OCCUPANCY AND COMPLIANCE WITH THE LAW. The premises are to be used only for storage of personal property and household goods owned by the occupant. Since occupant stores goods without the managers knowledge, supervision, or control, it's specifically agreed that the manager is not concerned with the kind, quality or value of any goods stored by the occupant pursuant to this license. Occupant shall disclose any lien holders or secured parties who have interest in property that is or will be stored in the facility. Nothing within shall constitute any agreement or admission by manager that occupant's stored property has any value, nor shall anything within alter the release of the managers liability set forth in paragraph 11. **Occupant further agrees that the premises will not be used for operation of any business or for human or animal occupancy.** Trash or other discarded materials shall not be allowed in or near the premises. **The storage of welding, flammable, explosive or other inherently dangerous materials is prohibited.** Vehicles or other similar fuel driven equipment may be stored only if fuel tanks are empty. Occupant shall not store in the premises any items which shall be in violation of any order or requirement imposed by the Board of Health, Sanitary Department, Police Department or other government or governmental agency or in violation of any other legal requirement or do any act or cause to be done any act which creates or may create a nuisance in or upon or connected with the premises.

2. ACCESS. In managers sole discretion, occupants access to the premises may be conditioned in any manner deemed reasonably necessary by manager to maintain order and to protect security on the premises. Such measures may include, but are not limited to, limiting hours of operation, requiring verification of occupants identity, and requiring occupant to sign in and out upon entering and leaving the premises.

3. RULES. Occupant agrees to abide by all company rules and policies that are posted and are now in effect or that may be put in to effect from time to time. Manager agrees to supply written copies of said rules to occupant as they now exist and as they may be modified or adopted in the future.

4. CONDITION AND ALTERATION OF PREMISES. Occupant has examined the premises and hereby accepts them as being in good order condition and repair. **Occupant agrees to immediately notify the manager of any defects, dilapidation, or dangerous conditions.** Occupant agrees to keep the premises in good order and condition and to pay the manager promptly for any repairs of the premises, caused by the occupant's negligence or misuse or the negligence or misuse of the occupant's invitees, licenses, and guests. Occupant shall make no alterations or improvements or do painting or redecorating without the prior written consent of the manager. Should the occupant damage the premises or make alterations, or painting or redecorating to the premises without the prior written consent of the manager then all costs necessary to restore the premises to its prior condition shall be borne by the occupant.

5. INSPECTION. The manager may enter the space for purposes of inspection without prior notice to the occupant whenever the manager believes that any hazardous condition or nuisance has been created or is occurring in the space or for repairs to the interior of the door.

6. TERMINATION. The agreement may be terminated by the manager by giving thirty days written notice to the occupant. **The lease may be terminated by the occupant by giving notice 7 days prior to the move out.** If the occupant terminates the lease the occupant shall not be entitled to a refund of monthly storage fees. Upon termination, and prior to the return of any deposit the occupant shall completely vacate the space, leaving it in good and clean condition and allow manager to inspect the space in occupants presence to verify the final condition and content of space. As a further condition of termination, **the occupant shall leave a forwarding address for return of the deposit** and where occupant may be served with certified mail in any action to recover unpaid charges or for damages to the space or to the premises.

7. DEFAULT AND ABANDONMENT. In accordance with AB-1108 SEC 4, 21703 The manager is hereby given a lien on all goods, merchandise or property of any description placed in or upon the demised premises by occupant to secure it for any payment of storage charges due hereunder. In addition to any lien or remedy proved by law, and in the event of the breach of covenant hereof or default by occupant in the payment of the storage charges when due, manager may without notice to occupant take immediate possession of the premises and all of the occupants property therein and store same at the expense of the occupant and giving occupant reasonable written notice of the time after which any sale or other intended disposition thereof is to be made, may sell property at public sale, or so much as therefor as is necessary to pay the expense of transfer, storage, sale, legal expense, record lien holders and arrange in payment and any balance remaining after such payments shall be paid over to the occupant on demand.

8. Pest Control. Owner and or manager is not responsible for pest or rodent control. Tenant agrees to keep unit clean and free of any debris that may draw rodents and or insects.

9. Gate Hours 6 AM to 9PM Gates lock at 9PM

Storage Policies for All Occupants

Gate Hours 6 AM to 9 PM 7 Days A Week

**Office Location & Hours 1661 A S. Main Street Willits, CA 95490
Monday - Friday 10 AM - 4 PM**

Remitt Payments to 1661 A S Main Street , Payable to Cougars Closet

Rent is due on the first day of the month and considered past due on the 2nd day. Late fees of \$25.00 will be charged on rents recived after the first and another \$25 late fee on rents received after the 20th of the month.

No hazardous waste maerials, drugs, (Including medical Marijuana), Flammables, Firearms, or explosives are allowed to be stored in the units & will be grounds for termination of tenancy if discovered.

No sleeping and or living is permitted in the storage units. No loiering.

Speed Limit is 5 miles per hour, please adhere to it

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Notify us immediately in writing of any changes to your mailing address, phone numbers and or E Mail address.

You are allowed only to have ONE lock on your unit.

If your check is returned by the bank, you will be charged \$35.00 and your unit will be double locked until rent is paid in full.

Please notify us when you vacate your unit. (Advance notice required, you will be responsible for rent until we have been properly notified. Unit must be left clean (this includes any oil spills, or stains on the cement.) and you must remove the lock to be able to reclaim your deposit. The unit will be inspected before deposits can be returned.

Bathroom Code is 1319 , or 6204

Occupant has read and agrees to all terms of this agreement:

Occupant Signature / Date _____

Occupant Signature / Date _____

Manager Signature / Date _____