



STORAGE UNIT POLICY & RIDER

Additional Clause attached to and forming part of the lease between Greenwich Close Apartments, the LANDLORD, and _____, the TENANT(s), in Unit _____.

The Landlord hereby rents the undersigned tenant a storage unit to be subsequently designated in the "tenant storage room" located in building _____. The TERM of this STORAGE UNIT AGREEMENT will commence on _____, 20____,

The agreed rental fee is \$_____per annum, payable in equal monthly installments of \$_____ on the first day of each and every month. It shall be collected the same as and together with the tenants apartment rent, if any, and shall be subject to the same rights and remedies.

1. That if the tenant shall fail to pay the rent recited herein, when due, the Landlord shall have the right to bar the tenants from the storage unit, without legal action.
2. That the stated rent herein shall be due and payable, whether or not the storage unit is occupied by the tenant.
3. The tenant understands and agrees that the Landlord is hereby released and discharged from any and all responsibilities of liability by reason of any loss occurring either through larceny in or about the storage unit or by reason of any personal injuries or property damage loss resulting in the storage unit. For the purposes herein expressed, it is distinctly understood and agreed that the landlord does not reserve unto himself the control or supervision of the storage unit, except for repairs to the building herein.
4. Tenant shall not assign this Agreement or permit the storage unit to be used by any other person(s) except the tenants.
5. There will be no allowance to tenant for a diminution of rental value and no liability on the part of the Landlord by reason of inconvenience, annoyance or injury to business arising from the making of any repairs, alterations, additions or improvements in or to any portion of the storage room or the building of which the same forms a part or in or to a fixtures, appurtenances or equipment and no liability upon Landlord for failure to make any repairs, alterations, additions or improvements in or to any portion of the building or the storage room or in the fixtures, appurtenances or equipment. Further, there shall be no liability on the part of the Landlord for any damage to the tenants' person or property as a result of any leaks or other conditions to the storage room.

6. The tenant agrees, that in the event of a breach on his part of any of the above provisions, the Landlord shall have the right to cancel and terminate the within lease, at the end of any month during the term hereof, upon giving two days' notice in writing to the tenant. If the tenant shall fail to remove his/her belongings from the storage unit during such cancellation notice period, the Landlord is authorized to remove the tenant's belongings from the storage unit. The Landlord will not be held liable for any damages that might result in such action(s), or to any of the unit's contents.

Tenant covenants and agrees that any violation of the foregoing provisions shall be deemed a violation of a substance violation of the within lease and shall entitle the landlord to terminate the lease.

BLDG Storage Room: _____

Storage Unit #: _____

Landlord

Date

Tenant

Date



STORAGE ROOM RULES

Occupant MAY NOT STORE or PERFORM any of the following under any circumstances:

- Any living creature(s) or organism(s), or any dead animal or other carcass.
- Gasoline, oil, fuel, grease, or flammable chemicals.
- Explosives, fireworks, or ammunition.
- Liquid propane tanks, oxygen tanks, or similar containers.
- Anything with a fuel tank (vehicles, motorcycles, grills, etc.)
- Corrosive, toxic, or hazardous materials or waste.
- Asbestos or asbestos-containing construction materials.
- Construction debris, worn / un-used tires, oil, or batteries.
- Items having noxious smell in Owner's sole judgment.
- Marijuana and/or controlled substances.
- Weapons under State Statutes; or stolen property, and items illegal for self-storage under any law.
- Food, fertilizers, pesticides, or items which are wet and could mildew.
- Lodging, sleeping, cooking, or consumption of alcoholic beverages.
- Garage sale, or direct sales from the space
- Parties, gatherings, meetings for any purpose.
- Business office or full-time work area.
- Sanding, painting, welding, or operating power equipment.
- Practicing or playing musical instruments (individual or group).
- Any use that violates zoning, fire, or criminal codes or other laws.
- Activities classified as a nuisance in Owner's sole judgment.
- Alter, paint, or deface any part of the space or facility.
- Put weight on or attach anything to structural elements.
- Put holes in floors or other parts of the leased space.
- Modify electrical service or use electricity other than for lights.