

MINI-MAXI WAREHOUSES, INC.

Resident Manager
Phone 665-1122

Office Open 9:00 A.M. - 6:00 P.M.
Saturday 9:00 A.M. - 1:00 P.M.
Gate Hours 7:00 A.M. - 8:00 P.M.

Daily

2546 W. Palmetto Street
Florence, S.C. 29501

Mail All Remittances To:
Mini-Maxi Warehouses
2546 W. Palmetto Street
Florence, S.C. 29501

RENTAL AGREEMENT Please Read Carefully

The undersigned tenant hereby rents Space No. _____ for a month-to-month term beginning on the _____ day of _____, 20____.

Tenant agrees to pay as rental \$_____ per month on the _____ day of each month. Landlord hereby acknowledges receipt of \$_____ which pays rental to _____, 20____. Said rental shall not be refunded in part or whole. Landlord acknowledges \$15.00 cleaning deposit which is refundable when space vacated and left broom clean. Tenant expressly agrees to each of the following:

1. RENT IS DUE ON THE FIRST DAY OF EACH MONTH, IN ADVANCE. THE TENANT HEREBY AGREES TO PAY A \$5.00 LATE CHARGE, IF RENT IS NOT RECEIVED BY THE 10TH DAY OF THE MONTH. AFTER THE 10TH, AN ADDITIONAL \$1.00 PER DAY WILL BE CHARGED TO HIS ACCOUNT. TENANT AGREES TO PAY A \$30.00 CHARGE FOR ALL CHECKS DISHONORED AND RETURNED UNPAID.

2. TENANT WILL PROVIDE HIS OWN PADLOCK. IF TENANT'S LOCK IS ON HIS STORAGE UNIT DOOR THE FIRST DAY OF ANY MONTH, TENANT WILL OWE FOR THAT MONTH IN FULL. EITHER TENANT OR OWNER MAY TERMINATE THIS AGREEMENT BY GIVING THE OTHER WRITTEN NOTICE 10 DAYS PRIOR TO THE END OF THE MONTH THE AGREEMENT IS TO BE TERMINATED. NO REFUNDS WILL BE ALLOWED FOR TENANTS MOVING OUT BEFORE THE END OF THE MONTH. ELECTRICITY ONLY ON DURING NITE HOURS. GATES OPEN 7:00 A.M. - CLOSE 8:00 P.M. DAILY. TO RECEIVE DEPOSIT BACK, NOTICE MUST BE GIVEN PRIOR TO OR ON DAY OF MOVEOUT AND SPACE LEFT BROOM CLEAN.

3. Tenant expressly agrees and covenants with Mini-Maxi Warehouses (hereinafter called "owner") that he will use said premises for the purpose of storage only; that he will not use said premises for any unlawful purpose; that said premises shall not be sublet; that he will pay the rent each month as it becomes due; that he will keep said premises in good condition (usual wear and depreciation expected); that tenant will be fully liable for any damage to any part of the premises caused by himself, his agents or any person using his storage unit and the payment for such damage will be made in full upon demand; that he will not assign this rental contract; and that he will not store explosives or highly flammable material or goods on said premises.

4. Owner is not engaged in the business of storing goods for hire nor the warehouse business, but is a landlord only renting a space to be used for storage. Consequently, no supervision or control will be exercised over tenant and tenant agrees to accept sole responsibility for the safekeeping of whatever is stored in the storage space. Tenant shall provide his own locks and keys, and he shall be fully responsible for who has possession of the keys. It is understood that owner carries no insurance which in any way covers any loss or damage that tenant may have or claim while renting the storage space, and therefore, tenant shall carry his own insurance if he so desires; owner shall not be responsible or liable, directly or indirectly, for loss or damage to whatever tenant stores in the storage space, no matter what the cause, including fire, explosion, theft, wind or water damage.

Tenant shall permit owner, his agents or employees, to enter the said leased storage space, at all reasonable and necessary times, in order to inspect same and to make necessary repairs and improvements as required.

Tenant shall indemnify and hold harmless owner from any and all expense, demands, claims, actions or causes of action arising directly or indirectly from tenants storage of goods in his storage space.

If tenant fails to pay the rent when due (which automatically terminates this lease), or fails to vacate the premises upon termination of this lease, that, in addition to such liens and remedies provided by law to secure and collect rent, cumulative therewith, owner shall have and is hereby granted a lien on the contents of said storage space, and shall have the following rights (failure to exercise same on any one or more occasions shall not be a waiver of same), to wit:

To forthwith break and remove any lock on the door of tenant's storage space, enter the storage space and inspect and take possession of its contents, and then place the lock of owner thereon until such contents are disposed of by landlord in the manner hereinafter provided. Should tenant want to regain possession of contents of said storage space, tenant agrees to pay all rent in arrears, late fees, plus \$15.00 for expenses incurred in collecting delinquent rent.

Before disposing of the contents by public, or private sale, upon such terms and conditions as landlord may see fit, landlord will mail to tenant a written notice by certified letter that landlord has taken possession of such contents and will dispose of the same after 15 consecutive days following the date the written notice was mailed.

When landlord disposes of the contents of the storage space pursuant to the foregoing notice, it shall be under no duty or obligation to produce therefrom at public or private sale any amount of money more than necessary to pay to it any rental due (to be figured as of the date of sale) plus reasonable attorney fees and cost of arranging for the disposition of such contents. If, in fact, more is realized therefrom, Landlord will hold same in trust for tenant for 90 days at no interest, during which time tenant shall call for it and give landlord a receipt therefor. Failure to call for it within such 90 day period or refusal to receipt it shall terminate the trust, and landlord shall be entitled to keep such proceeds.

If any of the contents of the storage space to be disposed of consist of papers, pictures, documents, or like personal property that might not be considered to have any dollar value, landlord may dispose of same in such manner as it sees fit including destroying same or giving same away.

5. THIS RENTAL AGREEMENT IS SPECIFICALLY NOT SUBJECT TO ANY STATE OR FEDERAL LAWS REGULATING WAREHOUSES AND WAREHOUSEMEN.

6. ATTACHED INFORMATION LETTER IS A PART OF LEASE AGREEMENT, AND IT IS MANDATORY THAT YOU READ VERY CAREFULLY AND FOLLOW ALL RULES AND REGULATIONS OF CONTRACT.

7. THIS RENTAL AGREEMENT IS NOT A BAILMENT AND SHALL NOT BE CONSTRUED TO CONSTITUTE A BAILOR-BAILEE ARRANGEMENT.

8. Tenant agrees that all notices called for herein shall be given at the address shown below, and it shall be the duty of tenant to furnish landlord in writing any changes of address or phone number by certified mail, return receipt requested.

9. It is agreed that if tenant breaches any terms of this lease, landlord may employ an attorney or attorneys to protect landlord's rights hereunder, and in the event of such employment following any breach by tenant, tenant agrees to pay landlord reasonable attorney's fees and expenses incurred by landlord whether or not action is actually commenced against tenant by reason of such breach.

Print Name _____

Signature _____

Address _____

City & State _____

Phone _____ Driver's License No. _____

Business Phone _____ S.S. No. _____

Relative _____ Address _____

Phone _____