

Ryder Storage 315-396-5932
8671 State Route 104 , Hannibal , NY 13074
RENTAL AGREEMENT

Monthly Rent Amount \$ _____ **Unit Number** _____ **Unit Size** _____
Name _____ **Lease Start Date** _____
E-Mail _____ **Phone / Text Number** _____
Mailing Address _____ **City** _____ **State** _____ **Zip** _____

1. Rental of Unit: Owner hereby rents to Tenant the storage unit described above, automatically extending on a month to month lease, on the 1st of every month, and shall expire at the end of the month specified by Tenant in written notice of cancellation . Such notice shall be at least fifteen (15) days in advance of the cancellation date.

2. Rent: Rent is payable in advance on the first day of each month during the occupancy. **Late charge of \$10 shall be charged for each month rent is not received by Owner on or before the 5th of the month and will result in the unit being locked out.** Returned checks will incur a \$30.00 fee and lockout of unit until payments are brought current.

3. Tenant will not receive monthly bills . It is the responsibility of the tenant to make monthly payments on time.

4. Use of the Unit: Tenant shall use the unit only for the storage of Tenant's personal property, however said property shall not consist of any flammable or hazardous material of any nature, or any material in violation of any law or zoning, fire or other governmental rules or regulations. The unit shall not contain food or beverage or anything edible that may attract animals, rodents, insects, etc. The unit shall not be used for human or animal occupancy, to conduct a business, for cooking, sleeping or the consumption of alcoholic beverages, for car repairs or any dangerous activity. Tenant shall maintain the premises in good condition and repair and at the expiration of the Agreement, return the premises "broom clean" and in the same condition as at commencement of Tenant's occupancy. **Tenant shall be responsible for any damage caused to the premises as a result of Tenant's occupancy or acts.**

5. Owner's Lien/Remedies: Owner has a lien upon all personal property stored in the unit for occupancy fees or other charges, present or future, as more fully described in New York Lien Law, Section 182.

If the rent due is not paid by the 5th of the month, Tenant authorizes Owner to remove the contents stored by Tenant in the Unit, or place another lock on the Unit. If owner must resort to litigation to recover rent, damages or occupancy, Tenant shall pay Owner's reasonable attorney's fees and court costs. In the event of the Tenant's default, Owner may avail itself of any remedy provided by law or this agreement including, but not limited to the following, an exercise of one or more of which remedies shall not constitutes a waiver of Owner's use of any other rights:

(a) Owner may terminate this agreement and may enter the unit and remove the contents thereof, disposing of said contents as provided in this agreement. (b) Owner may recover the entire lease payments remaining for the balance of the lease term.(c) Owner shall have a contractual lien on all items stored in the unit without liability for trespass or conversion.

6. Risk of Loss: All property stored within the unit shall be at Tenant's sole risk . Owner does not provide protection or security for the units nor does Owner take custody or control over the contents of the unit. Owner shall not be held responsible for loss or damage to any of Tenant's property when such loss or damage is caused by the negligence of third parties, other Tenants, rodents, insects, or acts of nature.

7. Insurance: Any insurance carried by either Owner or Tenant shall be for the sole benefit of the party carrying such insurance. RYDER STORAGE STRONGLY RECOMMENDS RENTERS INSURANCE

8. Indemnification: Tenant agrees to indemnify and hold Owner harmless from any other person for any loss, claim or expense resulting from the acts or omissions of any other Tenant or persons.

9. Condition of Unit: Tenant has inspected the unit and surrounding areas and found same to be in satisfactory condition. Owner has made no warranty or representation as to the condition of the unit or to the remainder of the premises and shall not be liable for any visible or non-visible defect therein.

10.Assignment: Tenant may not assign this agreement or give any other person the right to use the unit .

To make payments, Ryder Storage accepts: Cash, Check, or Credit Card.

Use the Drop Box located on the premises of Ryder Storage at the office.

Visit us Online at : www.RyderStorage.com and view the payments link.

Mail a payment to: Ryder Storage PO Box 31 Hannibal NY , 13074

Amount Paid: \$ _____ **Payment Date:** _____ **Next Payment Due:** _____

I understand that, in signing this agreement, I agree to all of the specifics in the lease.
Signature _____ **Date** _____