

MAIN STREET STORAGE RENTAL AGREEMENT

Main Street Storage
P.O. Box 689
Ooltewah, TN 37363
(423) 238-6552

gate code
0002

February 9 2015

BRANDON TANKERSLEY

318 FARMWAY DR. SE CLEVELAND, TN 37323

423-667-7569

TN 096937873

1633	\$0.00	\$120.00	047614762
(Unit #)	(Deposit Paid)	(Monthly Rent)	(Card & Key #) (E-Mail Address)

Use of Premises

Lessee shall use premises for storage of personal property only. Flammable or explosive goods are prohibited. Lessee shall conduct only lawful activities and those deemed appropriate in sole opinion of Lessor.

Payment of Rent

Rent is due on the day of lease, delinquent on 5th day after lease date. A \$20.00 per day late fee shall be assessed for each unpaid month after the 5th day of nonpayment of rent. Lessee is responsible for paying rent on time whether or not Lessee receives a bill. Bounced checks are subject to a \$25.00 fee.

Default Remedies- Lien Granted on Property Stored

In addition to such liens and remedies provided by the law to secure and collect rent, and cumulative therewith, Lessor is hereby expressly given lien pursuant to the Tennessee Self-Service Storage Facility Act upon all of Lessee's property, now or at anytime hereafter stored on said premises, and in case Lessee's breach of any of the terms of this agreement or in the event of fault in said rent, Lessee shall be subject to the provisions of the Tennessee Self- Storage Facility Act. In case of Lessee's default continuously for a period of thirty (30) days, Lessor shall have the right to enforce Lessor's lien in accordance with the following: 1. Lessor shall have the right to deny Lessee access to the leased space pending its sale or disposition. 2. Lessee shall be notified in writing by registered or certified mail, return receipt requested to the last known address of Lessee, and said notice shall include the following: (a). An itemized statement of the Lessor's claim showing the sum due at the time of the notice and the date when the sum became due. (b). A demand for payment of the sum due within specified time not less than thirty (30) days after notice. (c). A statement that the contents of the leased space are subject to the Lessor's lien. (d). A statement of the Lessor's election to deny the Lessee access to the leased space. (e). The name, street address and telephone number of the Lessor or his designated agent who the Lessee may contact to respond to the notice. (f). A statement advising the Lessee that unless the Lessor's claim is paid within the time stated, the personal property will be advertised for sale or will be otherwise disposed of at a specified time and place no sooner than (90) days after default. Lessee agrees to pay all attorney's fees and costs incurred by Lessor in recovering possession of the premises, collecting rent due, and/or enforcing any of the terms and conditions of the Agreement.

Liability

Lessee and its agents or invitees use the property at its own risk and hereby agrees to waive any liability of Lessor of any kind or nature, whether the same is personal, or property loss or damage, caused by theft, act of

God, floods or any other act of negligence of Lessor or others.

Insurance

No insurance is provided by the Lessor. Insurance is the sole responsibility of Lessee. Lessor is not responsible for loss of any type.

Cancellation of Lessor

Lessor may cancel at anytime upon ten (10) days notice to Lessee at last known address.

Refundable Deposit

A deposit is required. Lessee shall leave premises clean and without damage - normal wear and tear excepted. To receive refundable deposit, Lessee must turn in lock and keys, and leave the unit ready for occupancy. Lost or damaged keys are \$10.00 each. Removal of items left in the unit result in forfeiture of deposit. A check will be mailed to Lessee after the vacated unit has been inspected. A current address is needed to ensure proper return of deposit.

Termination for Default

In the event of a breach of any of the foregoing covenants and conditions by Lessee, in addition to other remedies available, Lessor may at its option declare this contract cancelled and/or it may release the premises as agent for Lessee and hold Lessee liable for any damages sustained by Lessor.

Sublease

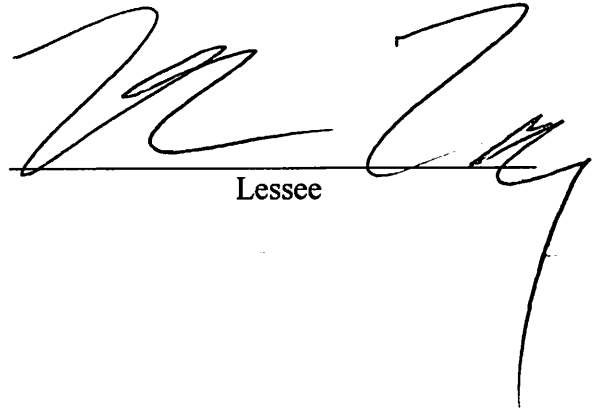
Lessee does not have the right to sublease without the express written consent of the Lessor. This lease shall be binding upon and shall inure to the benefit of each of the parties hereto, their heirs, executors, administrator and assigns.

Merger

This written agreement contains the entire agreement of the parties and no oral statements or representations made or alleged to have been made, shall be deemed to be a part hereof. The agreement may not be changed except by instrument in writing signed by both parties.



Lessor: Main Street Storage



Lessee