

AAA MINI STORAGE, INC.

PO Box 1533
Kalispell, MT 59903
406-752-8313

Occupant Info:

Name: _____ Drivers License #: _____
Address: _____ Social Security #: _____
City/State/Zip: _____ Birth Date: _____
Home Phone: _____ **Alternate Contact:**
Cell Phone: _____ Name: _____
Business Phone: _____ Phone Number: _____
Email: _____ Relationship: _____

Occupant hereby rents from the Owners space number [REDACTED], size: [REDACTED], at AAA Mini Storage, Kalispell, Montana, under the following terms and conditions:

- 1) **TERM:** This agreement shall commence on the date of this contract to the first day of the month following, and shall continue from month to month thereafter until terminated as hereinafter set out.
- 2) **DEPOSIT:** Occupants shall pay in advance a security deposit of (\$20), to be held by Owner for the faithful performance of the terms of this agreement, for cleaning and repair of the premises after surrender of the same by the Occupant, and a (\$10) lock deposit. The deposit shall be refunded to the Occupant within 4 weeks after the Occupant vacates the premises, less all charges for cleaning, repairing, and replacement of any missing items, or other amounts due under this agreement when necessary to compensate Owner for loss or damage caused by the breach of Occupant, including any amounts necessary to compensate Owner for delinquent rent owed by Occupant.
- 3) **RENTAL:** Rental for the space is the sum of \$ [REDACTED] to Owner at address hereinbefore set out. In the event the rent is not paid within 5 days after due date, Occupant agrees to pay (\$10) late fee as additional rent. Unit will be over locked by Management if payments are not received by the 5th day of the month and a fee of (\$5) will be assessed for unlocking unit. For your convenience, go to aaastoragekalispell.com to make a payment, click on "manage account" and then create your account.
- 4) **OCCUPANCY AND COMPLIANCE WITH THE LAW:** This storage shall be used for that of personal property. The storage of items including, but not limited to, cleaning fluids, organic chemicals of any kind are strictly prohibited. Occupant shall not store any items which shall be in violation of any order or requirement imposed by any Board of Health, Sanitary Department, Police Department, or any other governmental agency, or in violation with any other legal requirement, or due any act or cause to be done any act which creates or may create a nuisance in or upon or connected with the premises. Owner will provide a lock with one(1) key. Occupant agrees to place no more than one (1) lock on the premises. Owner reserves the right to inspect and supervise the placement of all items in the rental space to insure compliance with the provision hereof.
- 5) **CONDITION AND ALTERATION OF PREMISES:** Occupant accepts premises as being in good order and condition and agrees to pay Owner promptly for any repairs of the premises caused by Occupants negligence or misuse. Occupant shall make no alterations without the prior consent of Owner. All costs necessary to restore the premises to its prior condition shall be borne by Occupant.
- 6) **TERMINATION:** This agreement maybe terminated by either party hereto upon thirty (30) day written notice to the other party. If the Occupant fails to pay any monthly rental by the tenth (5th) day of any month, such failure shall be constructed to be such notice to vacate and Owner shall have the right to apply the deposit for the last month rental as payment for such month. All the Owner's rights shall survive the termination of this agreement. Occupants shall vacate the premises in good and clean condition and deliver the premises to the Owner in the same condition as they were delivered to him. Occupant shall leave a forwarding address with Owner.

