

STORAGE SPACE RENTAL AGREEMENT

1. 1. Parties and Storage Space

This Storage Space Rental Agreement (the "Agreement") is made on [DATE] between [OPERATOR NAME], a [ENTITY TYPE] with a notice address at [OPERATOR ADDRESS], phone [OPERATOR PHONE], and email [OPERATOR EMAIL] (the "Operator"), and [OCCUPANT NAME], residing at [OCCUPANT ADDRESS], phone [OCCUPANT PHONE], email [OCCUPANT EMAIL] (the "Occupant"). The Operator rents to the Occupant storage space number [UNIT NUMBER], measuring approximately [UNIT DIMENSIONS] and located at [FACILITY ADDRESS] (the "Space"). The Space is [CLIMATE CONTROLLED OR NOT CLIMATE CONTROLLED] and is [INDOOR / OUTDOOR / DRIVE-UP / COVERED]. The Occupant accepts the Space in its current condition and confirms it is suitable for the intended use.

2. 2. Term and Month-to-Month Renewal

This Agreement begins on [START DATE] and continues on a month-to-month basis until terminated as provided here. Either party may terminate by giving the other at least [TERMINATION NOTICE PERIOD, e.g., 10 days] written notice before the end of a rental month. Rent is not prorated on move-out unless required by applicable law, and a partial month of occupancy is charged as a full month. The Occupant must remove all property, remove any lock, and leave the Space clean and empty by the termination date to complete the move-out. Occupancy after the termination date without written approval continues the obligation to pay rent at the then-current rate.

3. 3. Rent, Late Fees, and Rate Changes

The Occupant will pay rent of [MONTHLY RENT] per month, due in advance on the [RENT DUE DAY, e.g., 1st] day of each month without demand or invoice, payable by [PAYMENT METHOD]. Rent unpaid after [GRACE PERIOD, e.g., 5 days] incurs a late fee of [LATE FEE AMOUNT], and each subsequent [ADDITIONAL LATE FEE INTERVAL, e.g., 30 days] of delinquency incurs an additional [ADDITIONAL LATE FEE], in each case not exceeding the maximum permitted by the self-storage statute of the state of [GOVERNING STATE]. A returned or declined payment incurs a fee of [RETURNED PAYMENT FEE], and the Operator may require certified funds afterward. Additional charges may include an administrative fee of [ADMIN FEE], a lock cut fee of [LOCK CUT FEE], a lien processing fee of [LIEN FEE], and a cleaning or disposal fee of [CLEANING FEE]. The Operator may increase the rent on [RENT INCREASE NOTICE PERIOD, e.g., 30 days] written notice, and continued occupancy after the effective date is acceptance of the new rate.

4. 4. Security Deposit and Access Devices

The Occupant will pay a security deposit of [SECURITY DEPOSIT AMOUNT], which the Operator may apply to unpaid rent, fees, cleaning, disposal of property left behind, or repair of damage to the Space or the facility. The deposit is not a prepayment of rent and does not limit the obligations of the Occupant. The Operator will return the balance of the deposit within [DEPOSIT RETURN PERIOD, e.g., 30 days] after the Space is emptied, cleaned, and surrendered with all access devices returned. The Occupant will receive gate code [GATE CODE ASSIGNED] and [NUMBER] access card(s) or key(s), and will pay [REPLACEMENT DEVICE FEE] for each device not returned. The Occupant supplies and controls the lock on the Space and is solely responsible for keeping it locked and secure.

5. 5. Permitted Use and Prohibited Property

The Space may be used only for the storage of personal property in which the Occupant has an interest, and for no other purpose. The Occupant will not use the Space as a residence, workshop, office, or place of business, will not

conduct any sale or repair activity in or around the Space, and will not connect any appliance or run electrical equipment inside the Space without written permission. The Occupant will not store: living creatures; perishable food; explosives, ammunition, fireworks, or weapons; gasoline, propane, oil, paint, solvents, or any flammable, toxic, corrosive, or hazardous material; unregistered or illegal property; controlled substances; or any item that produces an odor or attracts pests. Vehicles, boats, and trailers may be stored only if listed as [STORED VEHICLE DESCRIPTION, VIN, AND PLATE], currently registered, free of leaks, and in operable condition. The Occupant certifies that the total value of property stored will not exceed [DECLARED VALUE LIMIT] and that no item of extraordinary value, including jewelry, currency, deeds, securities, artwork, or irreplaceable records, will be stored in the Space.

6. 6. Access Hours and Facility Security

The Occupant may access the Space during posted access hours of [ACCESS HOURS, e.g., 6:00 a.m. to 10:00 p.m. daily], which the Operator may change on [ACCESS CHANGE NOTICE] notice, and the office is staffed during [OFFICE HOURS]. Access is by the personal gate code of the Occupant, which will not be shared with anyone other than the individuals authorized in writing here: [AUTHORIZED PERSONS]. The Operator may deny access to any person who cannot present identification matching an authorized name and may suspend the access code of the Occupant while the account is delinquent, to the extent permitted by applicable law. The Occupant will comply with all posted facility rules, will not block driveways or other units, and will supervise any contractor or mover it brings on site. The Operator makes no representation that the facility is secure or monitored, and any camera, gate, alarm, or lighting is provided for the convenience of the Operator and does not create a duty to protect the property of the Occupant.

7. 7. No Bailment and Risk of Loss

This Agreement is a rental of space only. The Operator does not take custody, possession, or control of any property stored in the Space, and no bailment, warehouse, or agency relationship is created. All property is stored at the sole risk of the Occupant. The Operator is not liable for loss of or damage to stored property from any cause, including fire, smoke, water, flood, leaking roof or pipes, sewer backup, mold, mildew, rodents, insects, theft, burglary, vandalism, power failure, temperature or humidity change, or the act of any third party, except to the extent the loss is caused by the gross negligence or willful misconduct of the Operator. The Occupant waives any claim for indirect, incidental, consequential, or sentimental damages, and the total liability of the Operator for any claim will not exceed [OPERATOR LIABILITY CAP, e.g., \$2,000] unless a higher limit is agreed in writing. The Occupant acknowledges that the rental rate reflects this allocation of risk.

8. 8. Insurance Requirement

The Occupant is required to keep the stored property insured for its full replacement value against fire, theft, water damage, and other insurable risks for the entire term of this Agreement. The Occupant represents that coverage is in force under policy number [INSURANCE POLICY NUMBER] issued by [INSURANCE CARRIER], or that the Occupant has enrolled in the tenant protection or insurance program offered at the facility at a cost of [PROTECTION PLAN COST] per month for [PROTECTION PLAN COVERAGE LIMIT] of coverage. Failure to maintain insurance does not shift any risk of loss to the Operator, and the Occupant is deemed self-insured for any uninsured amount. The Occupant releases the Operator from, and waives all rights of subrogation for, any loss covered by insurance carried by the Occupant. The Occupant will provide evidence of coverage on request.

9. 9. Condition, Maintenance, and Alterations

The Occupant will keep the Space clean, will not allow trash or debris to accumulate inside or around it, and will not paint, drill, install shelving anchored to the walls, alter the door or hardware, or make any modification without

prior written consent. The Occupant will not overload the floor beyond [FLOOR LOAD LIMIT] or stack property against sprinkler heads, closer than [SPRINKLER CLEARANCE, e.g., 18 inches] to any ceiling, or in a way that blocks ventilation. The Occupant will report any leak, pest, damage, or unsafe condition to the Operator promptly at [MAINTENANCE CONTACT]. The Occupant is responsible for the cost of repairing damage to the Space, the door, the building, or the property of another occupant caused by the Occupant, its guests, or its contractors. The Operator will maintain the common areas, driveways, gate, and building exterior in reasonable condition.

10. 10. Operator Entry and Inspection

The Operator may enter the Space to inspect it, make repairs, address an emergency, comply with a lawful order or subpoena, or exercise its lien rights. Except in an emergency or in connection with a lien enforcement, the Operator will give the Occupant [ENTRY NOTICE PERIOD, e.g., 48 hours] notice before entering. The Operator may cut the lock of the Occupant when entry is authorized under this section, and will replace it with a comparable lock and notify the Occupant of the new key location. The Operator may also enter and remove or dispose of any prohibited or hazardous property described in Section 5 immediately and at the cost of the Occupant. Nothing in this section creates a duty for the Operator to inspect the Space or the property in it.

11. 11. Default, Lien, and Sale of Stored Property

The Occupant is in default if rent or any other charge is unpaid for [DEFAULT PERIOD, e.g., 10 days] after the due date, if any representation in this Agreement is untrue, or if the Occupant violates Section 5. On default, the Operator may deny access, overlock the Space, and pursue every remedy allowed by law. The Occupant grants the Operator a lien on all personal property stored in the Space for unpaid rent, late fees, lien and advertising costs, and expenses of sale, as provided by the self-storage facility act of the State of [GOVERNING STATE]. If the default continues, the Operator may notify the Occupant and any party the Occupant designates below, publish or post notice as required by statute, and sell or otherwise dispose of the stored property at a public or private sale, applying the proceeds to amounts owed and holding or remitting any surplus as the statute requires. The Occupant remains liable for any deficiency. Alternate notice address for lien purposes: [ALTERNATE CONTACT NAME AND ADDRESS], and the Occupant will notify the Operator in writing of any change of address within [ADDRESS CHANGE NOTICE, e.g., 10 days].

12. 12. Move-Out and Abandoned Property

To complete a move-out, the Occupant will remove all property, remove the lock of the Occupant, sweep the Space, and notify the Operator in writing. Property remaining in the Space after the termination date, or after the Occupant has vacated and removed the lock, is deemed abandoned, and the Operator may remove, store, donate, sell, or dispose of it without further notice to the extent permitted by applicable law, at the cost of the Occupant. Any disposal or cleaning cost is charged at [DISPOSAL RATE] and may be deducted from the security deposit. The Operator is not liable for the value of property deemed abandoned under this section. The Occupant will pay any charge for removing hazardous or prohibited material at actual cost plus [HAZMAT HANDLING MARKUP].

13. 13. Notices and General Provisions

Notices under this Agreement will be sent to the addresses on the first page by [NOTICE METHOD, e.g., first-class mail, certified mail, or email where permitted by statute] and are effective on the date sent unless the applicable statute requires otherwise. The Occupant may not assign this Agreement or sublet the Space, and may not allow any other person to store property in it, without prior written consent. This Agreement is governed by the laws of the State of [GOVERNING STATE], venue lies in [VENUE COUNTY AND STATE], and the prevailing party in any action to enforce it may recover reasonable attorney fees and costs to the extent permitted by law. If any provision is unenforceable, the rest remains in effect. This Agreement, with the facility rules attached as

Exhibit A, is the entire agreement and may be amended only in a writing signed by both parties, except for rent and access-hour changes made on notice as provided above.

14. 14. Signatures

By signing below, the Occupant acknowledges reading this Agreement, including the no-bailment and insurance provisions in Sections 7 and 8 and the lien provisions in Section 11, and agrees to be bound by it. OPERATOR: Signature: _____. Printed Name: [OPERATOR SIGNER NAME]. Title: [TITLE]. Date: [DATE]. OCCUPANT: Signature: _____. Printed Name: [OCCUPANT NAME]. Date: [DATE]. Occupant initials acknowledging insurance requirement: _____. Electronic signatures have the same effect as original signatures.

15. Disclaimer

This template is provided for general informational purposes only and is not legal advice. Every state has its own self-storage facility act governing lien notices, advertising, sale procedures, late fee limits, and the handling of vehicles and surplus proceeds, and a sale conducted outside those procedures can expose the operator to significant liability. Verify the requirements in your state and consult a licensed attorney before using this document for a commercial facility. Use of this template does not create an attorney-client relationship with ScanContract.

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