

SELF-STORAGE RENTAL AGREEMENT

This Rental Agreement (the "Lease") dated is made and entered into between Hill Street Rentals LLC, a Pennsylvania limited liability company ("Owner") and _an individual ("Occupant")

In consideration of the representations, warranties, covenants, and conditions set forth herein, and intending to be legally bound hereby, the Owner and Occupant understand and agree as follows:

1. **Term of Lease:** Owner leases to Occupant the storage unit [unit number] (the "Space") located at (address] (the "Premises" or "Leased Premises") on a month-to-month basis beginning on [date] until canceled by either party as provided in this Lease.
2. **Rent:** The occupant will pay a security deposit of \$. due upon signing and will pay a monthly fee of \$ "Monthly Rate") for the advance rental of the property due on the first day of each month ("Monthly Due Date*"). The occupant understands that rent must be paid in full each month at the Owner's address set forth above, without notice, demand, deduction, or offset. Owner reserves the right to change the Monthly Rate provided thirty days advance notice to Occupant.
3. **Permitted Use:** Occupant agrees to use Space only for the storage of property wholly owned by Occupant. Property is stored under the supervision and control of the Occupant. Owner exercises neither care, custody, nor control over Occupant's stored property. The occupant specifically agrees that, except for property prohibited by this Lease, the Owner is not concerned with the kind, quality or value of the goods stored. Occupant shall not conduct any activity in or around nor store any property in the Space which would result in violation of any ordinance, statute, or regulation of any governmental agency having jurisdiction, or permit such actions to occur. Occupant is strictly prohibited from storing or using materials on the premises which are classified as hazardous or toxic under any local, state or federal law or regulation, and from engaging in any activity on-site which produces such materials. The Occupant agrees not to store jewels, furs, heirlooms, art works, collectibles or other irreplaceable items having special or emotional value to the Occupant. Occupant hereby waives any claim for sentimental value or emotional distress from the Occupant's emotional attachment to any property that is stored in the Space. Occupant's obligations of indemnity as set forth herein specifically includes any cost, expenses, fines or penalties imposed against the Owner, arising out of storage or use of any hazardous or toxic material by Occupant, Occupant's agents, employees, invitees or guests. Occupant shall not use the premises for the storage of illegal substances, perishable or food items, explosives, paint, varnish, thinner, gasoline and/or other highly flammable materials. There shall be NO HABITABLE OCCUPANCY of the Space by humans or pets of any kind for any period whatsoever. Occupant agrees not to conduct any business out of the Space and further agrees that the Space is not to be used for any type of workshop, for any type of repairs, or for any sales, renovations, decoration, painting or other contracting. Owner reserves the right to prohibit the storage of any motor vehicles, including motorcycles. Occupant shall not make or use any electricity in or around the Space for any purpose. Unless given written permission by Owner, violation of these prohibitions shall be deemed a default and shall be grounds for immediate TERMINATION of this Lease and shall cancel Occupant's right of occupancy.
4. **Consideration of Other Occupants:** Occupant will conduct itself with full regard for the rights, convenience, and welfare of all other occupants on the Premises. Occupant shall not do or permit to be

done any act which creates or may create a nuisance in connection with Occupant's use of the Space. Trash or other materials shall not be left in or near the Space.

5. **Default/Lien:** Owner shall have a lien on all personal property stored by Occupant at this facility. The lien attaches as of the date the personal property is placed at this facility. If Occupant fails to pay rent or any part thereof or fails to fulfill any of the terms, provisions or conditions herein specified to be fulfilled by Occupant, Occupant will be considered in default. On the thirtieth (30th) day of continuous default, or thereafter, Owner may

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enforce its lien on the personal property stored in the Space pursuant to State law for: rent, late charges, labor, damages, cleaning fees, charges for checks returned to Owner, postage amounts for mail sent by US. Postal Service providing notification of late charges and auctions, expenses necessary for the preservation of the personal property stored on the premises, and the expenses incurred in the sale or other disposition of said personal property pursuant to law. Owner may cut the lock on Owner's Space and may remove, sell or dispose of any and all personal property located within said Space pursuant to Pennsylvania Law. Owner may first attempt to sell any or all said personal property at public sale. If not sold to public sale, any or all items of said personal property may then be otherwise disposed of and/or destroyed by Owner.

6. **Denial of Access:** If the Monthly Rent is not paid within twenty (20) calendar days of the Monthly Due Date, or if any fees remain unpaid, Owner may, without notice, deny the Occupant or any other party access to the Space, the Property, and any property located therein until all outstanding Monthly Rent and fees are paid in full. Access will be denied to any party other than the Occupant, unless said party retains a key to the lock on the Space or has supplied Owner with written authorization from the Occupant to enter the Space. If Occupant is renting more than one Space at any given time, default on one rented Space shall constitute default on all rented Spaces, entitling Owner to deny access to Occupant to all rented Spaces.

7. **Maintenance:** Occupant acknowledges that Occupant has inspected the Space and found the Space to be in good repair and in clean and sanitary condition. Occupant agrees to maintain the Space in the same condition throughout the term of this Lease. Occupant will immediately notify Owner, in writing, of any defect in the Space. Occupant shall not build on nor attach anything to the inside or outside walls, ceiling or floors of the Space. Upon termination of this Lease, Occupant shall remove all Occupant's property from the Space and shall immediately deliver possession of the Space to Owner in the same condition as delivered to Occupant on the commencement date of this Lease, reasonable wear and tear excepted. In the event Occupant should neglect to reasonably maintain the Space, Owner shall have the right, but not the obligation, to cause repairs or corrections to be made, and any reasonable costs incurred for such repairs or corrections for which Occupant is responsible under this section shall be payable by Occupant to Owner as additional rent on the next rental installment date.

8. **Insurance:** Occupant acknowledges that Owner does not provide insurance covering Occupant's stored property. All personal property is stored by Occupant at Occupant's sole risk. Occupant agrees to

maintain, at Occupant's expense, a policy of fire and extended coverage insurance with theft, vandalism, and malicious mischief endorsements for the full value of Occupant's stored property. Occupant's failure to carry the required insurance is a breach of this Lease, and Occupant assumes all risk of loss to stored property that would be covered by such insurance.

9. Locks: Occupant must use a lock; Occupant shall provide at Occupant's expense a lock deemed sufficient to secure the Space. Occupant shall keep Space locked when Occupant is not present at the Premises. Owner may, but is not required to, lock Occupant's storage space if it is found unlocked. Occupant may use only one (1) lock per storage space door and Owner may remove any additional locks placed on storage space by Occupant.

10. Owner's Right to Enter or Inspect: Occupant grants Owner, Owner's agents, or representatives of any governmental authority, including, but not limited to, police, fire, health or emergency response officials, prior written notice to Occupant. In the event of an emergency, Owner, Owner's agents or representatives of any governmental authority, including, but not limited to police, fire, health, or emergency response officials, shall have the right to remove Occupant's lock and enter the Space, without notice to Occupant, and take such action as may be necessary or appropriate to preserve the Premises, to comply with applicable law, or enforce any of Owner's rights. In the event Occupant's lock is destroyed in the course of such inspection, Owner shall provide, and Occupant agrees to accept as Occupant's sole remedy therefore, a replacement lock of similar kind and quality. Owner shall not be responsible for any loss occasioned by Occupant as a result of entry authorized under this section.

11. Rules: Occupant agrees to abide by existing rules and regulations as may be posted by Owner from time to time. Owner shall have the right to establish or change hours of operation or Occupant

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access, or to promulgate or amend existing rules and regulations for the safety, care, and cleanliness of the Premises. Occupant agrees that such rules are made a part of this Lease and agrees to follow all of Owner's rules now in effect, or that may be put into effect from time to time.

12. Release of Owner liability for property damage: To the fullest extent permitted by law, all personal property stored within or upon the storage space by Occupant shall be at Occupant's sole risk. Owner shall not be liable for any loss of or damage to any personal property in the Space or at the facility arising from any cause whatsoever, including, but not limited to, burglary, mysterious disappearance, fire, water damage, rodents, acts of god, or the malfunction of any type of utility, appliance, fixture or climate control system, whether or not installed by Owner.

13. Release of Owner liability for bodily injury: To the fullest extent permitted by law, Owner shall not be liable to Occupant and/or Occupant's guests, invitees, family, employees or agents for injury or death as a result of Occupant's use of the Space or the facility or while on or about the Premises, even if such injury is caused by the active or passive acts or omissions or negligence of the Owner.

14. Indemnification: The Occupant agrees to indemnify, defend, and hold harmless the Owner from all demands, claims, actions, or causes of action including reasonable attorney's fees for the defense of such claims and demands that are brought by others arising out of the Occupant's use of the Space.

15. **Termination:** Either party may terminate this Lease within [n u m b e r] days prior to the next Monthly Due Date by written notice. Upon vacating, Occupant must leave the Space empty, broom clean, and remove Occupant's lock from the door. If Occupant fails to empty and clean Space upon vacating, Occupant will pay any costs the Owner incurs with emptying and cleaning the Space. Rent and other fees continue to accrue until Occupant's lock is removed from the Unit.

16. **Property Left on Premises:** Owner may dispose of any property left in the Space or on the Premises by Occupant after Occupant's tenancy is terminated. Occupant shall be responsible for all costs incurred by Owner in depositing of such property.

17. **Notices:** All notices, demands or requests by either party shall be in writing and shall be sent by U.S. Mail in accordance with State law to the parties at the addresses set forth in the exhibit attached to this Lease. Notwithstanding anything in this Lease to the contrary, if Occupant elects to give Owner the right to give email notice by providing Occupant's email address below, all notices, demands or requests by Owner may be sent to Occupant's email provided pursuant to State law.

18. **Force Majeure:** Neither Owner nor Occupant shall be required to perform any term, condition, or covenant in this Lease so long as such performance is delayed or prevented by force majeure, which shall mean acts of God, strikes, lockouts, material or labor restrictions by any governmental authority, civil riot, floods, and any other cause not reasonably within the control of Owner or Occupant and which by the exercise of due diligence Owner or Occupant is unable, wholly or in part, to prevent or overcome.

19. **Entire Agreement:** There are no other terms, conditions, or agreements, expressed or implied, written or oral, between Occupant and Owner, their agents, or employees that extend, limit, or in any way modify the terms, covenants, and conditions of this Lease. This Lease may be amended, modified or supplemented only by a writing signed by both parties. This Lease shall be governed by the laws of Pennsylvania.

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IN WITNESS WHEREOF, the undersigned Owner and Occupant hereto execute this Lease as of the day and year first above written.

OWNER:

By: _____
Chase Eutzy, Member

OCCUPANT:

Name: _____