

SPACE PLACE OF MEXICO -591-1842
RENTAL AGREEMENT

DATE:	PREMISES:	UNIT #:	DEPOSIT:
LESSOR:	JC Rentals, LLC PO Box 173 Oswego, NY 13126 (PLEASE PRINT LEGIBLY)	LEASEE:	Name: _____ Address: _____ City: _____ St: _____ Zip: _____ 911 Address: _____ License #: _____ DOB: _____ E-Mail: _____ Employment: _____ Address: _____ Phone: _____

AUTHORIZATION: Persons other than Lessee authorized to enter unit:
1. _____ **Phone:** _____ 2. _____ **Phone:** _____

I authorize my credit card to be charged each month? YES/NO _____ **SIGNATURE**

CC NUMBER: _____ **TYPE: M/C or VISA** **EXP:** _____ **SEC. CODE:** _____

1. **ADDRESS CHANGE:** It shall be the duty of the Lessee to notify Lessor of any change of address.
2. **AGREEMENT:** Lessee agrees to rent from Lessor the premises under the terms set forth and the Lessor agrees to rent to Lessee under the terms set forth herein.
3. **TERM:** The term of the Agreement shall be on a month-to-month tenancy until terminated and begins as of the date written above.
4. **END OF TERM:** The Lessee shall surrender the premises in good condition, except for ordinary wear, and/or damage to the premises from the elements. This lease will be automatically renewed at the end of the term.
5. **RENT:** A rental charge of \$ _____ is due on the _____ of every month, payable at the Lessor's address stated above. If rent is not paid within 5 days after due date, the Lessee agrees to pay a **LATE CHARGE OF 10% OF THE MONTHLY RENT. Lessee agrees to pay to Lessor a \$30 returned check fee.**
6. **SECURITY** Lessee is required to pay a cleaning/damages deposit to be refunded within 30 days following Lessee vacating the Unit; provided the unit is **DEPOSIT:** left in a clean & undamaged condition. Deposit will be refunded in full providing all rent, late and other charges have been pd.
7. **TERMINATION BY LESSOR/DEFAULT BY TENANT:** Lessor may terminate this Agreement at the expiration of any term by giving written notice to Lessee before expiration of the term. Lessor may terminate Agreement upon any default Lessee on occurrence of any of the following: (a) Lessee shall fail to pay any installment of the rent required by the Rental Agreement; (b) Lessee fails to comply with any of the terms or requirements of this Agreement between Lessor and Lessee, other than rent, and fails to cure such failure within (10) days written notice. In the event Lessee defaults under any of its obligations Lessor may pursue any remedies available under this Rental Agreement or law. The Lessor reserves his rights under the NYS Lien Law, to enforce the lien imposed hereunder & vacate storage.
8. **CONDITION OF STORAGE UNIT :** Lessee shall remove all property from storage unit upon termination unless property is subject to Lessor's lien rights described and shall vacate the unit in the same condition as was rented by Lessor at the beginning of this Agreement. If Lessor is required to clean unit, the deposit will be forfeited. Lessee is responsible for any damages occurring during the rental period. Lessee hereby authorizes Lessor to remove any personal property left in unit and retain such property as collateral for payment of the removal charges and other amounts due to Lessor.
9. **USE OF STORAGE UNIT:** Only personal property owned by Lessee shall be stored and Lessee will not store property which is the property of another or in which another has right, title or ownership interest. **No perishable goods, flammable materials, explosives, fuel, improperly contained food products or other dangerous materials will be stored by Lessee. Lessee acknowledges and agrees that the storage unit is not intended for or suited to store irreplaceable property. Lessee acknowledges that unit is for storage of personal property only and may not be used for human or animal habitation.**
10. **COMPLIANCE WITH LAW:** **Storage of hazardous material in unit is prohibited by law,** and Lessee shall not store or permit to be stored, any hazardous material of any kind in the container. "Hazardous Materials" are defined, for purpose of the Agreement, as any hazardous or toxic chemical, gas, liquid, explosive that is regulated under any local, state or federal law.
11. **INSURANCE:** ALL PROPERTY AND CONTENTS STORED BY LEASEE IS STORED AT LEASEE'S SOLE RISK AND RESPONSIBILITY. LESSOR DOES NOT PROVIDE INSURANCE COVERAGE ON ANY PROPERTY STORED IN UNIT. In the event Lessee does not obtain insurance coverage for the full value of the property stored, Lessee will personally assume all risk of loss, including damage by burglary, fire, vandalism, vermin and Acts of God. Lessor will not be responsible for any loss, liability, claim, or damage to property or injury to persons that could have been insured and Lessee hereby releases Lessor from any such responsibility.
12. **LOCK:** A lock shall be provided by Lessee or one can be purchased from Lessor. **A \$25.00 charge will be applied if Lessor has to cut lock.**
13. **LESSOR'S REMEDIES UPON DEFAULT:** In the event of any default by Lessee, Lessor shall have the right at the time to terminate this Agreement by giving notice to Lessee, in which case Lessee shall immediately surrender unit to Lessor. Should Lessee refuse, Lessor may enter Lessee's property and take possession of unit and property stored in unit or remove Lessee without being liable for prosecution or any claim of

damages. Lessee hereby agrees to pay Lessor on demand for the amount of all loss and damage which lessor may incur by reason of termination, whether because of inability to relent the unit on satisfactory terms.

14. LESSOR'S LIEN: Lessee hereby grants to Lessor a contractual Lessor's lien upon all property, now or at any time hereafter stored in the unit, to secure payment of all rents or other charges payable by Lessee under the terms and conditions of the Rental Agreement. Said Lessor's lien shall not limit or preclude Lessee from any other liens provided by law to secure and collect rent including the lien as set forth. Should Lessee default in the payment when due of any installment or rent or other charges due and payable in accordance with this agreement, Lessor may seize and dispose of Lessee's property against which a lien is attached. Lessor shall not be liable for any damage to Lessee's property for any reason.

15. RELEASE OF INFO: Lessor is hereby authorized by Lessee to release any info regarding Lessee and Lessee's tenancy as required by law or requested by police or other government agencies.

16. ATTORNEYS' FEES: In the event that attorney's fees or any other expenses are incurred by Lessee due to default or breach of Agreement, Lessee agrees to pay attorneys' fees.

LESSOR: _____
JC RENTALS, LLC

LEASSEE: _____
(OVER)