

STORAGE UNIT RENTAL AGREEMENT

This RENTAL AGREEMENT (hereinafter called "Agreement") dated _____ 20____,

is made by and between AWW STORAGE, LLC (hereinafter called "Landlord") and

_____ (hereinafter called Tenant).

1. Tenant information:

TENTANT INFORMATION (This information can only be changed by written, signed notice from the tenant)			
Tenant Name:			
Address:			
City:		State:	Zip Code:
Cell Phone:	Alternate phone:	Email:	
Names of others allowed access to Unit:			

ADDITIONAL CONTACT INFORMATION		
Contact Name:		
Address:		
City:	State:	Zip Code:
Cell phone:	Alternate phone:	

RENT IS DUE MONTHLY ON THE ANNIVERSARY DATE OF CONTRACT

2. Term: The Landlord rents to Tenant that certain storage space designated as

UNIT _____ ("Unit"), approximate dimension _____' x _____' subject to the terms and conditions of this Agreement and continuing month-to-month until terminated or revised. The Unit is clean and undamaged upon Tenant occupancy unless otherwise noted on a signed addendum to the agreement. Landlord reserves the right to revise any part of this Agreement, or cancel it, with 30 days advance notice to Tenant. Said revised Agreement shall not require Tenants signature to become effective.

3. Rental: Tenant shall pay Landlord a MONTHLY RENT OF \$_____, which includes VIRGINIA sales tax, on the ANNIVERSARY day of each month. Rent for the first month of occupancy will be prorated on a daily basis from date agreement is entered. There will be no proration for the last month of occupancy. Tenant understands that rent must be paid in full each month and that Landlord does not accept partial payments. Landlord reserves the right to change the rental rate charged at the initial term of this Agreement with 30 days advance notice to Tenant.

4. Payment: Payment of monthly rent and other charges permitted by this Agreement shall be made on time. No bills or statements are sent. Payment must be made online with an auto draft from a credit card.

5. Termination by Tenant (Intent to Vacate): TENTANT MUST GIVE LANDLORD AT LEAST THREE (3) DAYS ADVANCED NOTICE OF TERMINATION OF THIS AGREEMENT. Tenant is responsible for all rent and other charges as long as the Tenant's lock remains on the Unit. Upon vacating, Tenant must leave the Unit empty, clean, and remove Tenant's lock from the door. If Tenant fails to empty and clean Unit upon vacating, Tenant will pay any costs the Landlord incurs with emptying and cleaning the Unit. Rent and other fees continue to accrue until Tenant's lock is removed from the Unit.

6. Default: If Tenant fails to pay rent or any part thereof or fails to fulfill any of the covenants or agreements herein specified to be fulfilled by Tenant, Tenant will be considered in default of this Agreement and Landlord may bring an action for restitution of the Premises as allowed by Virginia law. Furthermore, pursuant to Virginia law, Landlord may deny Tenant access to the storage space by overlocking when rent is more than five (5) days past due. If the Tenant does not pay the amount necessary to satisfy the lien and the reasonable expenses incurred by Landlord within ten (10) days after the delivery of a default notice to Tenant, Tenant's property in or on the premises will be advertised for sale and will be sold at a specified time and place as allowed by the Virginia law. Prior to sending a default notice, Landlord will enter Tenant's unit to compile an inventory of items required by law for inclusion in the default notice and public sale advertisement. The Tenant's lock will be physically moved at this time and Tenant's unit will be sealed with a Landlord's lock.

7. Hazardous or Toxic Materials: Tenant is strictly prohibited from storing or using on the premises materials classified as hazardous or toxic under any local, state, or federal law regulation, and from engaging in any activity which produces such materials. Tenant's obligation of indemnity as set forth below specifically include any costs, expenses, fines, or penalties imposed against the Landlord arising out of storage, use or creation of any hazardous material by Tenant, Tenant's agents, employees, invitees and/or guests. Landlord may enter the space at any time to remove and dispose of prohibited items.

8. Damage by Tenant: Tenant is responsible for the cost to repair any and all damage to the Unit or facility structure caused by Tenant, Tenant's agents, employees, invitees and/or guests.

9. Insurance: LANDLORD DOES NOT PROVIDE INSURANCE FOR STORED GOODS. Tenant is encouraged to obtain a renters insurance policy to cover Tenant while occupying the Premises. Such policy should include personal property coverage for damage / theft, etc. and personal liability coverage to protect Tenant against injury claims from guests, etc.

10. Release of Landlord's Liability for Property Damage: All personal property stored within or upon the space by Tenant shall be at Tenant's sole risk. Landlord, Landlord's agents and/or employees shall not be liable for any loss or damage to Tenant's personal property stored at the self storage facility arising from any cause whatsoever including, but not limited to, burglary mysterious disappearance, fire, water damage, rodents, insects, Acts of God, the active or passive acts or omissions or negligence of the Landlord, Landlord's agents and/or employees.

11. Release of Landlord's Liability for Bodily Injury: Landlord, Landlord's agents and/or employees shall not be liable to Tenant, Tenant's agents, employees, invitees and/or guests for injury or death to Tenant, Tenant's agents, employees, invitees and/or guests as a result of Tenant's use of storage space or the premises. even if such injury is caused by the active or passive acts or negligence of the Landlord, Landlord's agents and/or employees.

12. Indemnification: Tenant agrees to indemnify, hold harmless and defend Landlord from all claims, demands, actions, or causes of actions (including attorney's fees and all costs) that are hereinafter brought by others arising out of Tenant's use of the premises, including claims for Landlord's active negligence except that Tenant shall not be liable for Landlord's sole negligence.

13. Landlord's Right to Enter (no Default): Landlord's will have the right, in the event of emergency or in compliance with government authorities for the purpose of making inspections, repairs, or alterations to enter the Unit using whatever reasonable force is necessary and without notice of liability to the Tenant.

14. Tenant's Access: Tenant's access to the premises may be conditioned in any manner deemed reasonable necessary by Landlord to maintain order on the premises. Such measures may include, but are not limited to, verifying Tenant's identity and/or limiting hours of operation.

15. Locks: Tenant agrees to use and Tenant shall provide at Tenant's expense a lock deemed sufficient to secure the Unit. Tenant agrees to keep Unit locked when Tenant is not present at premises. Landlord may, but is not required to lock Tenant's storage space if it is found unlocked. Tenant may use only one (1) lock per storage space and Landlord may remove any additional locks placed on storage space by Tenant.

16. Property Left on Premises: Landlord may dispose of any property left in the storage space or on the premises by Tenant after Tenant's tenancy is terminated. Tenant shall be responsible for all costs incurred by Landlord in depositing of such property.

17. Relocation: Landlord reserves the right to relocate Tenant, without expense to Tenant, to any unit of comparable size.

18. Sublease: Tenant may not assign this Agreement or sublet the premises.

19. Severability: It is understood and agreed that if any provision of this Agreement shall be held to be invalid, this Agreement shall be considered to be amended to exclude any such invalid provision and the balance of the Agreement shall be read independently of said excluded provision and shall remain in full force and effect.

20. Governing Law: This agreement shall be subject to and governed by the laws of the State of Virginia.

21. Waiver: The failure of either party to enforce any covenant or other provision of this Agreement shall not constitute a waiver of the right to do so thereafter nor shall give rise to any cause of action or defense on the part of the Tenant.

22. Survival of Covenants: All portions of this Agreement which by necessity are required to be enforced by either party are enforceable beyond the date of the termination of this Agreement.

23. Entire Rental Agreement: This agreement is the entire Agreement between the parties and the terms of this Agreement may be modified, amended or supplemented only in writing which has been signed by all of the parties hereto.

*****MOBILE APP and/ or Key Fob are \$20 each for original and replacement of same.***

*****CYLINDER Locks are required. These can be purchased on site for \$20 each***

TENANT SIGNATURE: _____ DATE: _____

MANAGER/ OWNER SIGNATURE: _____ DATE: _____