

Sonshine Mini Warehouses

P.O. Box 5842
San Angelo, Texas 76902
Phone: (915) 949-5442

Rental Agreement Unit # _____

(All units located at 63-69 Guthrie)

Date _____

Monthly Rental Rate: _____

Tenant Name: _____ DL# _____

Address: _____

Phone #: _____

How did you hear about us? _____

This agreement is made between Sonshine Mini Warehouses, located in San Angelo, Tom Green County, Texas, hereinafter called Owner and the above signed, hereinafter called Tenant. The Owner does hereby rent unto said Tenant the storage unit identified above for storing personal or commercial properties (if used for any other use than storage it must be acceptable to the Owner). The tenant shall rent said storage unit on a month to month basis beginning on the date of this agreement. The Tenant shall pay to the Owner the above stated rental amount, payable each month in advance as rent for the use of said premises, and the Owner acknowledges receipt of which rental to Tenant. If Owner does not receive the rental payment within 15 days after the due date, the Owner shall notify the Tenant by mail, over lock the said premises, and the Tenant will be charged a TEN and NO/100 Dollars (\$10.00) Late Fee.

The Tenant has deposited with the owner TEN and No/100 Dollars (\$10.00) which will be refunded only upon immediate notification to the Owner of Tenant vacating and leaving in a good clean condition said premises. Any deposit due the Tenant is forfeited if not requested within 30 days from cancellation of this contract.

The Tenant agrees with the Owner that all expenses incurred by the Owner for Certified Letters, Advertisement of Sale of Contents, and other actions to satisfy arrears, will be paid by Tenant.

If the Tenant fails to occupy and vacates said premises prior to the minimum term or any extension thereof of this agreement, the Owner shall retain that portion of rent paid in advance as liquidated damages.

The Tenant expressly agrees with the Owner that he will not use said premises for any unlawful purpose, and that he will pay the rent as it becomes due, that he will not store explosives or highly inflammable materials or goods on said premises. The Tenant agrees that there will be no sale of any kind direct from said unit unless prior permission is given by management. The Tenant agrees to keep said premises in good condition.

No subletting of the premises or assignment of this agreement may be made by the Tenant without written permission from the Owner in advance.

The Owner may, but shall not be obligated to enter storage premises at any reasonable times without notice to the tenant to inspect, repair, and maintain; and if deemed necessary by the Owner, the Tenant's contents may be moved to another locked room or other suitable storage facilities.

No alterations may be made to the doors or to the building without first receiving written permission from the Owner.

The Tenant shall at his own expense obtain his own insurance, if any, on the property stored on said premises, and the Owner shall not be responsible for losses or damage to said property caused by fire, water, rain, storms, tornado, explosion, riot, rodents, civil disturbance, insects, sonic boom, land vehicles, or any other cause whatsoever. Nor shall the Owner be liable for loss or damage resulting from failure, interruption, or malfunction of utilities provided to the Tenant under this agreement, nor shall the Owner be liable for any personal injuries on the premises.

That, in addition to such liens and remedies provided by law to secure and collect rent, and cumulative therewith, the Owner is hereby given a lien upon the Tenant's property, now or at any time hereafter stored on said premises. In case of default in the payment of said rent by the Tenant or if property of the Tenant remains on said premises after the last day of the term of this lease, said property shall be conclusively deemed abandoned, and the Owner, in either event, is authorized to re-enter, seize and take possession of said property for arrears of rent or breach of covenant or by reason of said abandonment without being deemed guilty of any manner of trespassing or conversion and without prejudice to any remedies and at the Tenant's expense have same appraised and moved to another storage facility for further storage at above agreed monthly rental rate, and at the time of such re-entry and seizure the Owner shall give notice in writing thereof to the Tenant at the address of the Tenant indicated above or at such address as Tenant may hereafter designate in writing to the Owner. Such notice shall be by regular mail and shall be deemed received by the Tenant if regularly sent, postage prepaid, addressed as described above, and at any time after 30 days from the date of giving such notice. The Owner may sell said property at a public or private sale for payment of amount due the Owner. From proceeds of such sale, the Owner shall satisfy his lien, including the reasonable costs of rent, appraisal, moving expense, and such sale, and the balance, if any, of such proceeds shall, on demand within 90 days, be paid to the Tenant. If not demanded by the Tenant within 90 days from the date of the sale, such balance shall be forfeited by the Tenant to the Owner.

A breach of any of the foregoing covenants and conditions by the Tenant shall at the option of the Owner, terminate this RENTAL AGREEMENT and said RENTAL AGREEMENT shall become null and void.

Signature _____

Date _____