

## Storage Unit Rental Agreement

This is a rental agreement between \_\_\_\_\_ (Tenant)  
and Norris Lake Secure Storage (Management).

Management does hereby rent to Tenant storage unit \_\_\_\_\_ located at Highway 25/Brantley Lane, Jacksboro, TN to be used as storage for personal or business property for a monthly rate on an **ANNUAL** lease agreement.

Management acknowledges receipt of payment as follows:

\$ \_\_\_\_\_ First month's rent (Prorated to the first day of the next month if the unit is not rented on the 1st day of the current month)

\$200 Second month's rent

\$50 Clean-Up Fee (Refundable when Tenant provides 10-day notice of moving out and leaves the unit clean.)

\$ \_\_\_\_\_ Total Payment Received

**THE TOTAL PAYMENT ALONG WITH THE SIGNED LEASE SHOULD BE MAILED TO:**

Check made payable to: Norris Lake Secure Storage  
Attn: Greg Cates  
1129 N 6th Ave.  
Knoxville, TN 37917

**AUTOMATIC RENEWAL:** This agreement will automatically renew each year until the Tenant provides management with thirty (30) days written notice of their intention not to renew.

**PAYMENT:** Payment is due the first day of each month. We will not send a monthly statement. In order to avoid being charged a late charge, payment must be made by the fifth day of the month. All payments made to Management pursuant to this agreement will be applied first to the administrative fees and late charges, if any, the balance to accrued or unpaid rent.

**LATE CHARGE:** Rental payments made after the fifth of the month are subject to a \$25.00 late charge. Returned checks are subject to a \$35.00 fee. Mailed payment must be postmarked by the fifth day of the month to avoid the late charge.

**CLEAN UP FEE:** A \$50 clean-up fee is due and payable when this agreement is signed. The fee is refundable when Tenant provides Management with thirty (30) days written notice of their intention not to renew and the unit is clean.

**LIABILITY: Tenant acknowledges that Management does not carry insurance that covers any loss Tenant may incur as a result of renting the storage unit. All property stored in the storage unit shall be at Tenants sole risk.**

**USE OF UNIT:** Do not store any materials that are perishable, flammable, explosive, illicit, hazardous, contraband, or other goods prohibited by law. Field and lubricants contained within boats or vehicles are acceptable. No fuel in external portable containers is allowed. This unit is to be used for storage only. Any activity such as automobile or truck repairing, painting, or conducting a business on the premises is prohibited. Tenant agrees not to affix shelving or other articles to the floors, walls, ceilings, or doors. Tenant shall not permit damage to the premises and will hold Management harmless from any claim or cause of action arising out of the Tenants use of the premises.

**TERMINATION OF OCCUPANCY:** This rental agreement shall run for the period covered by the initial payment and for twelve months thereafter and shall terminate on the last day of the twelve month period. Tenant may terminate this rental agreement by giving written notice of his/her intention to terminate to Management at least thirty (30) days before the annual lease renewal. Management may terminate this lease with at least ten (10) days written notice to the Tenant. Management may also terminate this rental agreement without notice to Tenant if Tenant is in breach of any of the terms of this agreement. Tenant agrees to peaceably return control of the unit to Management upon termination of this agreement. The storage unit must be vacated on or before the last day of the month for which rent has been paid, and all terms and conditions of this agreement must be met before occupancy is terminated. The storage unit must be cleaned, emptied, and left in good condition, subject only to normal wear and tear, and the unit must be ready to rent to others. Fees are not prorated when the unit is vacated; a full month's rent is due if the unit is not vacant by the first day of the month.

**LOCK:** Only one lock is allowed per door latch. If more than one lock per latch is found, Tenant may be subject to an administrative fee of \$50.00 per lock for removal of the additional lock(s). Tenant's lock must be removed upon termination of occupancy. Failure to remove the lock will result in Tenant's liability for another month's rent and accompanying fees.

**INSURANCE: Management does not assume any liability for the Items stored in your unit. Management does not carry insurance that covers any loss whatsoever Tenant may incur as a result of renting the storage unit. All property stored in the storage unit shall be at Tenant's sole risk. Tenant expressly releases Management from any loss or damage to Tenant's property caused by fire, theft, water, rainstorms, tornado, explosions, rodents, insects, civil disturbance, or any other cause whatsoever. Management is not liable to Tenant and/or Tenant's guests or Invitees or agents while on or about Management's premises. Tenant is encouraged to seek additional insurance on their existing policies (which is usually not expensive) or renter's insurance.**

**DOOR CLEARANCES:** Door access on the outside of the storage unit must remain clear and Tenant may not block any other Tenant's door.

**DELIVERIES:** Delivery drivers are to be met promptly and may not block the front driveway or other Tenant units under any circumstances.

**LATE PAYMENT:** If payment is not received by the third of the month a \$25.00 late fee will be due.

**ADDITIONAL ACTION:** If we have not received payment by the seventh day of the month, we will start the process to put the contents of your unit up for public auction. A partial payment will not stop fees or official procedures. Any agreement between Tenant and Management to extend payment dates or to defer the sale / auction of goods must be in writing and signed by both Tenant and Management to be binding. In the event of Tenant's failure to pay rent by the seventh of the month, Management shall be entitled to immediate possession and may exercise any remedies available by law. Management may remove Tenant's lock at Tenant's expense to appraise stored goods for sale. The administrative fee for lock cutting is \$50.00. Management may move property to another location, and Tenant agrees to be solely liable for any damage, loss, or expenses incurred by this action.

**ACCOUNT RENEWED:** If the account is brought up to date before Management removes contents and all fees have been paid, Management will remove its lock. Tenant assumes responsibility for replacing the lock to secure his/her unit.

**RETURNED CHECKS:** A \$35.00 fee is automatically charged for all returned checks and will be considered part of the rental. The unit will be considered in default and the unit will be overlocked until the amount of the returned check, the returned check charge, and any additional charges and fees due are paid in full. Payment must be made by money order, certified check, or cash.

**LIEN:** TENANT SPECIFICALLY GRANTS TO MANAGEMENT A LIEN ON THE STORED PERSONAL PROPERTY, ENTITLING MANAGEMENT TO SELL ALL THE PROPERTY STORED IN THE UNIT IF PAYMENT HAS NOT BEEN RECEIVED FOR A CONTINUOUS SEVEN-DAY PERIOD WHEN DUE. Management will be entitled to take possession of the goods in the storage unit and will have a lien on all personal property stored in the unit to cover rents and fees due, labor, or expenses reasonably incurred in the sale of such property in accordance with the provision of Title 66 of Tennessee Code Annotated. All moving, storage, and/or sales costs associated with the sale or auction of the goods shall be borne by the tenant. AFTER A LIEN AGAINST THE PROPERTY IN THE UNIT ARISES ONLY PAYMENT IN FULL OF AMOUNTS DUE WILL BE ACCEPTED TO SATISFY THE LIEN. Partial payments will not stop any auction procedures or legal action.

**TITLED VEHICLES AND WATERCRAFT:** Management will be entitled to have any titled vehicles or watercraft - including but not limited to automobiles, campers, trailers, ATVs, boats, and jetskis - towed and impounded at the owner's expense if payment has not been received for a continuous seven-day period when due. Management does not assume any liability for any damage or deterioration in condition that results from the towing and impounding process.

**RENT/FEE INCREASES:** The monthly rental rate, clean-up fee, late charge, cut-lock charge, returned check charge and other administrative charges are subject to increase on annual renewal of the lease. Tenant will be given thirty (30) days written notice of such increases, and this agreement shall be deemed to have been so altered if Tenant continues his/her occupancy beyond the effective date of the increase. Notice shall be deemed given when Management deposits first class mail, postage prepaid notice to Tenant at the address provided on the agreement or by any official change of address. A new rental agreement is not necessary for such increases; all other terms of this agreement shall continue in force.

**DISCLOSURE:** Tenant must disclose to Management if there are any lien holders with an interest in any of the property that may be stored in the unit.

**ASSIGNMENT OF SUBLETTING:** Tenant shall not assign this lease or the unit or any part thereof, nor sublet the unit or part thereof, without advance written consent of Management.

**ATTORNEY FEES:** In the event Management is required to obtain the services of an attorney to enforce any of the terms of this rental agreement, Tenant agrees to *pay* reasonable attorneys' fees and associated costs in addition to other amounts and fees due under this agreement.

**EMERGENCIES/INSPECTION:** In the event of an emergency, Management will have the right to enter the storage unit with whatever reasonable force is necessary. Management may deny access to the premises in the case of inclement weather or emergencies. Management reserves the right to enter the storage unit for the purpose of inspection to see that the terms and conditions of this rental agreement are being complied with.

**NOTICE:** Any notice required to be given to Tenant shall be sent by ordinary mail to the address set forth in the original agreement unless otherwise specified in this agreement.

**CHANGING CONTACT INFORMATION:** Tenant must inform Management of any changes in his/her contact information, including mailing address, phone number, email, etc., via a written and signed notice within twenty (20) days of such change. Until Management receives this notice, the only legally valid contact information is that entered on the rental agreement.

**WAIVER AND ALTERATIONS:** No terms of this rental agreement may be altered, and no conditions shall be waived except by written agreement of both parties.

**AGENT:** Any right granted herein to Management may be exercised by Management's agent or appointed representative.

**PARTIES BOUND BY THIS AGREEMENT:** The terms of this agreement shall be binding upon and shall extend to the parties hereunder, their heirs, executors, administrators, and assigns.

THESE CONDITIONS ARE PART OF YOUR RENTAL AGREEMENT. THIS AGREEMENT AND THESE CONDITIONS WILL BE STRICTLY ENFORCED WITH NO EXCEPTIONS.

**TENANT ACKNOWLEDGES THAT HE/SHE HAS READ THIS AGREEMENT AS WELL AS THE CONDITIONS ATTACHED TO THIS AGREEMENT AND AGREES TO BE BOUND BY THEM.**

Tenant Contact Information

_____ Tenant	Name	
	Address	
_____ Management	Phone Number	
	Email	
_____ Date		

Contact Information:

**Address**

Norris Lake Secure Storage  
Attn: Greg Cates  
1129 N 6th Ave.  
Knoxville, TN 37917

**Phone**

(865) 401-0377

**Email**

[NorrisLakeSecureStorage@gmail.com](mailto:NorrisLakeSecureStorage@gmail.com)

**Website**

NorrisLakeSecureStorage.com