

## RENTAL AGREEMENT

**TENANT ACKNOWLEDGES THAT THEY HAVE READ THE FOLLOWING CONDITIONS AND AGREE TO BE BOUND BY THEM.**

**State of Mississippi**

**County of Lafayette**

### RENTAL AGREEMENT

**This Rental Agreement made between My Oxford Storage, a company doing business in Lafayette County, Mississippi, hereinafter called “LESSOR”, and <Tenant.Name> hereinafter called “LESSEE”, witnesseth: Lessor does hereby demise and lease unto Lessee Unit # <Tenant.UnitName> with a size of (<Tenant.UnitWidth> x <Tenant.UnitLength>) in a building known as MY OXFORD STORAGE, Oxford, MS (the “demised premises”) to have and to hold on a month to month basis. All leases expire on the last day of each month. **TENANT'S FAILURE TO VACATE THE PREMISES OR REMOVE THEIR LOCK ON THE LAST DAY OF THE MONTH AUTOMATICALLY RENEWS THE LEASE FOR ONE (1) MONTH.****

**Lessee paying unto Lessor a monthly rental fee of \$<Tenant.RentalRate>, being payable on the first of each month to Lessor in the form of preauthorized debit card, credit card, automatic check draft or cash as rent for the use of said premises. MANAGEMENT DOES NOT SEND OUT BILLINGS FOR MONTHLY RENTAL CHARGES.**

**The Lessee hereby agrees by the execution of this lease that:**

- 1. The Lessee agrees that rental is to be used as a storage room for storing personal property only; not to use the demised premises for any unlawful purpose; that Lessee will not store explosive or highly flammable material or goods on the demised premises; that the demised premises will be kept in good condition (usual wear and depreciation expected); that Lessee is responsible for any damage done to the demised premises.**
- 2. Lessee will at his expense obtain insurance on the property stored on the demised premises, and that Lessor shall not be responsible for any damage or loss of said property caused by fire, water, theft, leakage, rodents, or from any hazard or cause to his property where such loss is caused by fire of the hazards insured by the standard extended coverage endorsement that arises out of or is connected with the leasing of the demised premises.**
- 3. Lessor shall have the right to enter the demised premises at reasonable times for the purpose of inspecting the condition thereof.**
- 4. In addition to such liens and remedies provided by law to secure and collect rent, Lessee hereby grants Lessor a lien and security interest upon all of Lessee's property, now or at any time hereafter stored on the demised premises, and in case of default in the payment of said rent by Lessee, Lessor is authorized to seize and take possession of said property and place Lessor's lock on the door of the demised premises and after due notice to Lessee as provided herein, if the rent is not paid within the time specified in said notice, sell the property at public or private sale, according to the notice given, for the payment of said rent, and from the proceeds of such sale may be applied by Lessor against his lien, including the reasonable cost of such sale. Lessee is required to inform the Lessor of any liens on the property stored in the unit.**
- 5. Notice shall be in writing setting forth an itemized statement of the amount of the**

indebtedness, and shall be delivered in person or forwarded by certified or registered mail addressed to Lessee at the address set forth below (or such other address as Lessee shall furnish Lessor in writing), and shall contain a demand for the payment of said rent on or before a day mentioned not less than 30 days from delivery of the notice if it be personally delivered or from the time when the notice should reach its destination according to due course of post if sent by mail, and a statement that unless the rent is paid within the time specified, the property will be advertised and sold at a specified place.

6. Rent is considered late if not paid in full by the 5th of each month. A returned check, declined credit/debit card, or returned bank draft will constitute a late payment. A late fee of \$25.00 will be added to the amount due for that month, and in case of a returned check, bank draft or declined credit/debit card, an additional \$35.00 NSF fee will also be incurred by Lessee.

7. Lessee hereby agrees that if any credit or debit card account on which said rent is automatically deducted or if any bank account on which rent is automatically drafted is canceled or closed, Lessee shall give immediate notice to Lessor of said event and shall provide Lessor with a substitute credit/debit card or checking account on which payment is automatically drawn. A \$10.00 administrative fee shall apply for each time a draft checking or credit/debit card account substitution is made.

8. Lessee further agrees that should notice of said credit/debit card cancellation or bank account closing not be given to Lessor, and Lessor is not able to collect rent by the automatic billing or draft as hereinabove set out, Lessee shall be in default of this lease and shall be added a \$25.00 fine for each month that rent is unpaid in addition to all outstanding monthly rental payments and fees.

9. If said rent is not paid by the hereinabove specified due date a lock will be placed on the unit and a \$25.00 lock removal fee will be added to the amount due.

10. In the event of breach of any of the foregoing covenants and conditions by Lessee, Lessor may, at the option of Lessor, terminate this lease

11. Lessee shall only affix one (1) lock on said unit. Lessor may remove any excess locks at their discretion.

12. Concurrently with the execution of this Rental Agreement, Lessee shall pay Lessor a \$15.00 non-refundable new account administration fee.

13. This lease is considered signed by the tenant when the first payment is made by, or on behalf of, the tenant or when items are moved into the unit, whichever happens first.

**WE DO NOT CARRY INSURANCE.**

Executed on <Tenant.LeaseSignDate>

“Lessee”  
Storage

My Oxford

By: <Tenant.Name>  
Arntson

By: Janel

Management

Agent

Address ; <Tenant.StreetAddress1> <Tenant.StreetAddress2>  
<Tenant.City>, <Tenant.Region> <Tenant.PostalCode>

Primary Phone: <Tenant.HomePhone>

Email Address: <Tenant.Email>