

Code _____

TRIPLE T MINI STORAGE
Payment: 11308 N Garnett Road
Owasso, OK 74055
Storage: 10005 E 126th St. N
Collinsville OK 74021
918 371 9758

SELF-STORAGE RENTAL AGREEMENT

This rental agreement is dated _____, 2018 between _____ and or _____ ("Tenant") and Triple T Mini Storage ("Lessor"). Tenant hereby rents from Lessor storage space Unit Number _____ (approximate size: _____ x _____) in a building located at 10005 East 126th Street North, Collinsville, Oklahoma 74021 (the "Premises"), month-to-month, to be used as storage for personal and/or business property beginning on the above mentioned date. Tenant shall pay to Lessor the Monthly Rental Rate of \$ _____, in advance, on the first (1st) day of each month hereafter. Tenant has examined the Premises and agrees that the Premises are satisfactory for all purposes, including the safety and security thereof, for which the Tenant shall use the Premises. Lessor acknowledges receipt on this date of \$ _____, as payment for the first complete month's rent (and including any prorated amount from today to the first (1st) day of next month, where applicable), and as prepayment for _____ additional months. All payments made pursuant to this agreement shall be applied first to any outstanding administrative or late charges, and then the balance applied to accrued rent charges. This agreement shall expire on the last day of each month and automatically renew for one (1) additional month, and is subject to the Conditions on Page 3.

Tenant shall give Lessor ten (10) days written notice to vacate in order to avoid responsibility for the payment of the next month's rent. No partial month prorated refunds will be made. Tenant provides Lessor written or verbal notice to vacate ten (10) days prior to the first (1st) day of the upcoming month.

Rent Prepayments made in conjunction with any special promotion(s) will not be refunded. Early termination and refund of annual/semi-annual prepayment will be charged the full regular monthly rental rate for months used.

Rental payments received after the fifth (5th) day of the month are subject to a \$10.00 Late Charge, and gate access privileges will be suspended on the sixth (6th) day until payment. If payment, including the \$10.00 Late Charge, is not received by the eleventh (11th) day, Tenant's unit will be over-locked and will be subject to an additional \$45.00 Lock-Out Charge. *Any promotional discounted monthly rate shall automatically revert to the then current full monthly rate for the remainder of the tenancy upon Tenant's failure to bring the account current by the eleventh (11th) day of the month.* A returned check is subject to a charge of \$25.00. There is a one-time non-refundable administrative fee charge of \$0.00 upon execution of this agreement. NOTE: LESSOR DOES NOT SEND OUT MONTHLY BILLING STATEMENTS.

Lessor acknowledges receipt of \$20.00 as the Clean-Up Deposit. Said Deposit will be refunded at the expiration of the rental term if: (1) the Premises are vacated on or before the last day of the month for which rent has been paid and all terms and conditions of this rental agreement are met by Tenant; (2) Tenant has given Lessor ten (10) days written or verbal notice for vacating the Premises; (3) the Premises are returned broom cleaned, empty and in good condition/repair, subject only to normal wear and tear; and (4) Tenant's lock is removed upon termination of occupancy. Deposit Waived (circle): **Y N**

Tenant is an active member of the United States Armed Forces (Army, Navy, Air Force, Marine Corps, and Coast Guard): circle: **Y N**. If yes, to the extent allowed by law, I, Tenant, hereby give up, relinquish and waive all rights and remedies I might have under the Soldiers and Sailors Civil Relief Act, U.S. Code of Laws, relating to my execution of this rental agreement. Tenant Signature: _____

Tenant understands and agrees that Lessor does not carry any insurance which in anyway covers any loss whatsoever that tenant may have or claim resulting from the rental of the Premises. All Tenants' property stored on or in the Premises or at the facility shall be at Tenant's sole risk. Tenant shall keep the Premises securely locked at all times other than when being accessed by Tenant or Tenant's authorized representative. Tenant shall notify Lessor, in writing, of any changes to Tenant's mailing address, phone number, or other contact information, within twenty (20) days of such change.

Tenant agrees that the personal property that is or will be stored on or in the Premises is free and clear of all liens and secured interests except for [list property and name/address of lien holder or secured party; Tenant shall keep this list current and updated throughout the term of this agreement **HOUSE HOLD GOODS** _____ Tenant initials _____

-1-

1. I, Tenant, understand that I am responsible for the contents on or in the Premises and that it is my duty and responsibility to safeguard my property located on or in the Premises. I understand that NO REPRESENTATION OF SAFETY OR SECURITY HAS BEEN MADE TO TENANT BY LESSOR OR LESSOR'S AGENT(S). I RELEASE AND HOLD HARMLESS LESSOR AND LESSOR'S AGENT(S) FROM ANY AND ALL LOSS OR LIABILITY FOR DAMAGE TO OR LOSS OF PROPERTY, REGARDLESS OF WHETHER CAUSED BY THE NEGLIGENCE OF LESSOR OR LESSOR'S AGENT(S), FIRE, SMOKE, DUST, WATER, TORNADO, MALFUNCTION, RODENTS, INFESTATION, UNEXPLAINED DISAPPEARANCE, THEFT, TERRORISM, MOLD, INSECTS, EXPLOSION OR ANY OTHER CAUSE.
1. I, Tenant, understand that I must provide my own lock which I deem sufficient to secure the Premises, and that the lock shall be a heavy-duty, case-hardened steel disc lock. I have not provided Lessor with a key and/or combination to said lock.
3. I, Tenant, understand that I must provide my own insurance and that Lessor has no legal obligation to provide, nor does it provide, insurance protecting me or my property from injury or loss.
4. I, Tenant, understand that if full payment of my outstanding charges has not been made by me for a continuous thirty (30) day period, my property on or in the Premises or at the facility may be seized and sold or otherwise disposed of in accordance with the Oklahoma Statutes, Lessor's policies and procedures, and this rental agreement.
5. I, Tenant, will not at any time place or keep in the Premises any explosive(s), hazardous substance(s), toxic waste, flammable liquid(s), illegal substance(s), contraband or other goods prohibited by law.
6. I, Tenant, have read and understand this agreement including the CONDITIONS on Page 3, and I have been made available and agree to Lessor's Policies Procedures for Sale, Disposal or Other Disposition of Occupant's Property.

Optional Automatic Credit Card Billing Authorization: I authorize Triple T Mini Storage to automatically charge my monthly rental payments to my credit card on file on the first (1st) day of each month. Tenant Initials: _____

Along with myself (Tenant), the following other persons are authorized by me to access the Premises. I understand lessor will not disclose any access code(s) to anyone other than these Authorized Persons and myself (Tenant):

Triple T does not issue Rent Refunds for un used rent. Plan your move out on the last day of the month..

Tenant: _____
 Tenant: _____
 Address: _____
 City, State: _____
 Email: _____
 Contact #: _____
 Driver's License: _____
 Signature: _____

Lessor
 Triple T Mini Storage
 By: _____
 Payments/Written
 Correspondence/Notices to:
 Triple T Mini Storage
 11308 N Garnett Road
 Owasso, Ok 74055
 (918)371-9758
 Email:Tripletmini@att.net

Emergency Contact: _____

CONDITIONS - PLEASE READ CAREFULLY

1. No bailment is or has been created by this agreement; Lessor is not a warehouseman engaged in the business of storing goods for hire, and all property store or located on or in the Premises by Tenant shall be at Tenant's sole risk. Lessor does not accept possession of any of Tenant's property stored or located on or in the Premises or elsewhere in the facility.
 2. Tenant covenants with Lessor that at the expiration of terms of this Lease, peaceable of possession of the Premises shall be given to the Lessor, in as good condition as they are now, normal wear excepted. Tenant shall not let, sublet, or assign the whole or any part of the Premises without written consent of the Lessor. Tenant shall not affix shelving or other articles to the walls, floor, ceiling or doors. Tenant shall provide his/her own heavy-duty, case-hardened steel disc lock and keep the Premises locked at all times using only one 1 lock per unit door.
 3. Tenant shall not at any time place or keep in the Premises explosives, hazardous materials, toxic waste, flammable liquids, illegal substances, contraband or other goods prohibited by the law and agrees to abide by any rules promulgated by Lessor governing the use of the Premises.
 4. Tenant shall not permit damage to the Premises and shall indemnify and hold Lessor harmless from any claim or cause of action arising out of Tenant's use of the Premises, Tenant assumes responsibility for any loss or damage to property stored by Tenant in the Premises and mayor may not elect to provide insurance coverage for same, LESSOR DOES NOT MAINTAIN INSURANCE FOR THE BENEFIT OF TENANT, WHICH IN ANY WAY COVERS ANY LOSS WHATSOEVER THAT TENANT MAY HAVE OR CLAIM BY LEASING THE PREMISES, TENANT EXPRESSLY RELEASES AND HOLDS HARMLESS LESSOR AND LESSOR'S AGENT(S) FROM ANY LOSSES AND/OR DAMAGES TO TENANT'S PROPERTY, WHETHER CAUSED BY THE NEGLIGENCE OF LESSOR OR LESSOR'S AGENT(S), FIRE, SMOKE, DUST, WATER, TORNADO, MALFUNCTION, RODENTS, INFESTATION, UNEXPLAINED DISAPPEARANCE, THEFT, TERRORISM, MOLD, INSECTS, EXPLOSION OR ANY OTHER CAUSE; NOR SHALL LESSOR OR LESSOR'S AGENT(S) BE LIABLE TO TENANT AND/OR TENANT'S GUEST(S), INVITEE(S) OR AGENT(S) FOR INJURY OR DAMAGE OCCURRING WHILE ON OR ABOUT THE FACILITY OR LEASED PREMISES.
 5. This rental agreement expires on the last day of each month. Lessor may terminate this agreement at its option for any reason, including Tenant's non-compliance with the terms of the agreement. TENANT'S FAILURE TO VACATE THE PREMISES AND REMOVE HIS/HER LOCK ON THE LAST DAY OF THE MONTH AUTOMATICALLY RENEWS THIS AGREEMENT FOR ONE (1) MONTH, This rental agreement shall automatically terminate if Tenant has removed Tenant's property stored on or in the Premises and has removed Tenant's lock.
 6. Lessor may, at its option, take possession of the goods on or in the Premises on or after the eleventh (11th) day of the month if full payment is not received by that date. Taking possession of the goods shall consist of over-locking the Premises door to prevent Tenant's access to the Premises until all rental, late fees and miscellaneous charges are paid in full, UPON REMAINING IN DEFAULT FOR A PERIOD OF THIRTY (30) CONTINUOUS DAYS, TENANT'S LOCK WILL BE REMOVED AND LIEN ENFORCEMENT ACTIVITIES WILL BE COMMENCED INCLUDING SALE OR OTH R DISPOSITION OF TENANT'S PROPERTY.
- Personal property on or in the Premises may be sold to satisfy the Lessor's lien if Tenant is in default. Lessor shall have a lien on all personal property store on or in the Premises for rent, labor, or expenses reasonably incurred in the sale, pursuant to the Oklahoma Self-Service Storage Facility Lien Act, 42 O A. STA T. § 191 *et seq.* All moving, storage and/or sales costs associated with the sale or other disposal of the property shall be borne by Tenant. Once lien enforcement activities are commenced, ONLY A PAYMENT IN THE FULL AMOUNT OF THE LIEN WILL BE ACCEPTED TO SATISFY LIEN PARTIAL PAYMENTS WILL NOT STOP ANY DISPOSAL PROCEDURES OR LEGAL ACTIONS,
8. In the event Lessor is required to obtain the services of an attorney to enforce any of the provisions of this agreement, Tenant shall pay, in addition to the sums due hereunder, an additional amount as and for attorney's fees and cost incurred.
 9. Lessor shall have the right in the event of an emergency to enter the Premises with whatever reasonable force is necessary. Lessor may at its discretion temporarily deny or limit access to the Premises in cases of inclement weather, emergencies or other similar circumstances, and shall not be liable for any losses caused by temporary inaccessibility and/or emergency access into the Premises.
 10. Returned check is subject to a charge of \$25.00, which shall be considered part of the rental. Upon receipt of a returned check, Tenant shall be in default and locked-out by Lessor, until the amount of the returned check, returned check charge, and any additional charges due are paid in full. Payment must e made by money order or certified check or any other method specifically approved in writing by Lessor.
 11. The Monthly Rental Rate, Clean-Up Deposit, Late Charge, Lock-Out Charge, Returned Check Charge, and Supplemental Monthly Surcharge are each subject to potential increase on the first (1st) of each month. Tenant shall be given thirty (30) days written notice of such increase(s) and this rental agreement shall be deemed so modified and ratified if the Tenant continues his occupancy beyond the effective date of the increase(s). A new rental agreement does not have to be executed for any new rate increases to become effective, Notice shall be deemed given when Lessor deposits it in first-class mail, postage prepaid, to Tenant at the address given in this agreement, or in subsequent written change of address. Tenant shall apprise Lessor of any change in his/her mailing address in writing within twenty (20) days of such change,
 12. Lessor reserves the right to limit, restrict or otherwise specify acceptable/non-acceptable methods of payment from Tenant on a case-by-case basis.
 13. Any right granted herein to Lessor may be exercised by Lessor's Manager or other representative(s) or agent(s).
 14. The covenants herein contained shall extend to and be binding upon the parties hereto, their heirs, executors, administrators and assigns. Any failure of Lessor to specifically enforce any provision in this agreement shall neither constitute nor be construed as any waiver of Lessor's rights hereunder.