

Egypt Bluff Storage
9349 Beechwood Road
Athens, AL. 35611
256-729-9100

Rent is due the first day of each rental period. Late charge is due after the 5th day of any month.

Date: _____
Name: _____
Address: _____
City: _____ State: _____ Zip Code: _____
Residence Phone Number: _____ Cell Number: _____
Occupation: _____
Business Phone Number: _____
Driver's License Number and State: _____
Name and Phone Number of nearest relative: _____

This lease agreement made between Egypt Bluff Storage doing business in Limestone County, Alabama, hereinafter called Lessor, and _____ of _____ hereinafter called Lessee:

WITNESSETH:

That Lessor does hereby demise and lease unto Lessee storage unit number _____ in Egypt Bluff Storage in Limestone County, Alabama to be used as storage for personal property (except perishable, explosive, and highly flammable material and goods, contrabands, corrosive goods, contaminants and pollutants), to have and to hold for a period of _____ months beginning on the _____ day of _____, 20__ ; Lessee shall pay unto Lessor at Egypt Bluff Storage, 13093 St. Andrews Dr., Athens, AL 35611 the sum of (\$ _____) DOLLARS per **month, six months or year (circle one) payable on the first business day of each month, six months or year (circle one) in advance** as rent for the use of said premises. Rent is always due on the 1st day of each month and delinquent on the 5th day of each month. A \$1.00 per day late charge, beginning with the first day of the month, will be enforced for payments received after the 1st. It is your responsibility to pay on time to avoid the additional charge. Lessor is not responsible for delays in mail or delivery service. There will be no monthly statement sent.

Lessee expressly agrees and covenants with Lessor that he will not use said premises for unlawful purpose, and that he will pay the rent as it becomes due, that he will keep said premises in good condition (usual wear and depreciation excepted) **and that he will, at his expense, obtain his own insurance if any, on the property stored on said premises** and that Lessor shall not be responsible for damage, if any, to said property caused by fire, water, or otherwise, and further: (1) No signs of any kind will be placed on the leased premises; (2) Lessor may at any reasonable time, enter space to inspect, show or make

needed repair; (3) Lessee will not sublet or alter any portion of the space without prior written agreement of Lessor. (4) The premises may not be used for human or animal habitation temporarily or otherwise. (5) No firearms or other dangerous objects (in the sole opinion of Lessor) shall be allowed on the premises; (6) Lessor is not responsible for any loss suffered by Lessee; (7) Lessee must provide their own lock; (8) Lessor will not maintain keys to individual units but reserves the right to remove and dispose of any lock necessary to clear the leased unit after default; (9) No business of any kind may be conducted on the leased premises including garage sales, etc.

Special provisions:

That the parties hereto recognize that they are bound by the Code of Alabama 1975, 8-15-30 et seq which provides inter alia:

1 **All articles stored under the terms of this agreement will be sold or otherwise disposed of if no payment has been received for a continuous 30 day period after default.**

2 Lessee agrees to disclose to Lessor any lien holders with an interest in property that is stored or will be stored in Egypt Bluff Storage.

3 Lessor shall have a lien upon all personal property of Lessee located at Egypt Bluff Storage for rent, labor, or other charges present or future, in relation to the personal property and for expenses necessary for its preservation or expenses reasonably incurred in its sale or other disposition pursuant to law including a reasonable attorney's fee.

4 Said lien attaches as of the date the personal property is brought to Egypt Bluff Storage and continues so long as Lessee retains possession and until the default is corrected, or a sale is conducted, or the property is otherwise disposed of to satisfy the lien; provided further, that should Lessee hold over and retain possession of said premises after the expiration of this lease his occupancy of said premises shall be as a tenant from month to month at the above monthly rate and that all covenants and conditions contained herein shall continue in full force and effect so long as Lessee retains possession of said premises.

A breach of any of the foregoing covenants and conditions by Lessee, shall at the option of Lessor, terminate this Lease and said lease shall become null and void.

Witness our hands in duplicate at Egypt Bluff Storage, Limestone County Alabama, this the _____ day of _____, 20__.

Egypt Bluff Storage

By: _____
Lessor

Witness

Lessee

Witness

Lessee

Witness

Name, address and phone number for alternate Lessee contact:

Name

Address

City

State

Zip Code

Phone

Please make checks out to:

**Egypt Bluff Storage
13093 St. Andrews Dr.
Athens, AL 35611**