

COLLEGE PARK STORAGE CENTER

Self Storage Lease

1420 N. Orange Blossom Trail • Orlando, FL 32804

Phone: 407-650-9033 • Fax: 407-650-3739

PLEASE READ THIS ENTIRE AGREEMENT PRIOR TO EXECUTION. YOU ARE BOUND TO IT.

This section below to be completed by Tenant. Please print clearly all information

Name:		
Address:		
City:	State:	Zip:
Home Phone:	Work Phone:	
Social Security #:	Driver's License #:	D.O.B.:
Emergency / Alternative Name:		
Address:		Phone:
City:	State:	Zip:

This section for CPSC to complete

Monthly Rent:	
Move In Date:	
Space ID:	
Space Size:	
Contract #:	
Code#:	

**Gate Access:
Enter 4 Digit Code,
Then Press ★**

RULES, REGULATIONS & IMPORTANT POINTS

■ USE FACILITIES AT YOUR OWN RISK

All persons on or using any of College Park Storage Center facilities assume the risk inherent in this self storage environment. No person shall recover from College Park Storage Center for injuries resulting from any of the inherent risks of self storage, including, but not limited to, vehicle operation, lifting injuries, stairway accidents, cuts from tools, broken glass, or metal, slips, falls, pinches, or impact with doors, walls, etc. This is a partial list. Be safety conscious at all times.

While efforts have been made to provide for your safety, there are still hazards which require your vigilance and alertness. If you are unaware of the proper use of the facilities or its equipment, please inquire at the Managers Office for specific safety instructions prior to use. **IF YOU CANNOT ASSUME THESE RISKS AND ACCEPT CPSC POLICIES AND REGULATIONS, DO NOT USE THIS FACILITY.**

■ LEASE TERM AND PRICE

RENT IS DUE ON THE ANNIVERSARY DATE OF EACH MONTH. A BILL WILL NOT BE SENT TO YOU UNLESS SPECIFICALLY REQUESTED. The lease will terminate 30 days after the Transaction Date except for provisions on the reverse side of this Lease. Your unit will be over-locked after the 5th if rent is not received. The following charges will be assessed:

- \$20 non-refundable new account Administrative Fee.
- \$10 late charge for payments received more than 5 days past due date.
- \$10 additional late charge for payments not received by 20 days past due date.
- \$25 for preliminary lien/notice of intent.
- \$50 for notice of lien/foreclosure sale.
- \$30 charge will be assessed for returned checks.
- \$75 fine for misuse of dumpster.

■ REFUNDS

NO RENT OR FEE REFUNDS WILL BE GRANTED. Move outs more than 5 days past the anniversary date pay a full month's rent, before 5 days pay prorated rent. Tenant agrees to give five (5) days written notice of intent to vacate.

■ ACCESS

Access to the Space and College Park Storage Center may be denied until rent, late charges and other fees due hereunder are paid.

Please enter your Gate Code plus ★ each time you enter and exit the property. Do not "tailgate" behind another tenant.

Observe the 10 MPH speed limit.

Standard operating hours will be posted on the gate, hours are subject to change. The office will be closed on New Years Day, Easter Sunday, Memorial Day, July 4th, Labor Day, Thanksgiving Day and Christmas Day.

■ TENANT RESPONSIBILITIES

IT IS EXPRESSLY UNDERSTOOD CPSC CARRIES NO INSURANCE COVERING TENANT'S GOODS AND ASSUMES NO LIABILITY FOR SAME.

Security system and/or controlled access mechanism may occasionally be inoperative. Be certain your stored goods are insured.

Units are required to be locked with only one lock.

NO pets are permitted on the College Park Storage Center premises. CPSC not responsible for pet's sickness or death because of chemicals used at Facility.

Please report any change of address in writing.

When planning to vacate your Space, provide us with a five (5) day written notice.

After vacating your Space, stop at the office and sign out so that we are certain when you have completely vacated your Space.

Children must be supervised at all times.

■ WASTE & REFUSE REMOVAL

The College Park Self Storage and/or its management is not in the waste or refuse removal business. Please remove any trash or waste you bring onto the premises. There will be a \$75 fine for misuse of the dumpster. Any unauthorized dumping will result in the tenant being reported to the Solid Waste Authority and/or the Environmental Crimes Unit of the Orlando Police Department.

■ USE OF PREMISES

DO NOT SMOKE WHILE INSIDE ANY OF THE BUILDINGS OF COLLEGE PARK STORAGE CENTER.

Do not use any open flames while inside your Space.

Do not store any food items or hazardous materials, such as gasoline, propane, or explosives.

Do not sand or spray paint in your Space.

Tenant will be storing:

- Household goods
- Clothing
- Business property and/or records
- Boat, Jet Ski, RV trailer or other vehicle
- Other (Describe) _____

NOTICE TO TENANT

DO NOT SIGN THIS AGREEMENT WITHOUT READING AND FULLY UNDERSTANDING THE COVENANTS AND CONDITIONS SET WITHIN THIS LEASE. TENANT ACKNOWLEDGES BY SIGNING THIS AGREEMENT THAT HE FULLY UNDERSTANDS THE PROVISIONS SET FORTH AND ACCEPTS ALL TERMS AND CONDITIONS EXPRESSED IN THIS LEASE WHICH CONSISTS OF FRONT AND BACK PAGES. PROPERTY STORED AT OR WITHIN THE FACILITY SHALL BE AT THE TENANT'S SOLE RISK.

Dated this _____ day of _____

Tenant's Signature

College Park Storage Center (CPSC)