

Model City Storage
4612 Model City Road
Lewiston, NY 14092

SELF STORAGE RENTAL AGREEMENT

This agreement is made between Model City Storage - (hereinafter known as "Owner"), with a principal place of business at 4612 Model City Road, Lewiston, NY 14092 (hereinafter referred to as "Premises"), hereby leases to:

_____ having an address of (hereinafter referred to as "Occupant"). Space No.: _____ (hereinafter referred to as the "Space") containing approximately 150 sq. ft. from the Owner in the building located at above stated premises.

NOTICE: THE MONTHLY RENT CHARGE AND OTHER CHARGES STATED IN THIS AGREEMENT ARE THE CHARGES YOU MUST PAY.

NOTICE: THIS AGREEMENT REQUIRES YOU TO CARRY INSURANCE ON THE PERSONAL PROPERTY STORED IN YOUR SPACE AND/OR UNIT.

1.TERM. To have and to hold for a term commencing on, and continuing month to month thereafter (hereinafter referred to as the "Term"), unless sooner terminated as hereinafter provided.

2.RENT. Occupants shall pay on their anniversary day of each calendar month in advance, rent for the space at the rate of \$ 129 per month plus any applicable sales tax. WE DO NOT SEND MONTHLY BILLS. The first monthly payment shall be made on the day of move in. All payments due hereunder shall be made to the Owner at the above address, or at such other place as Owner shall from time to time in writing designate. ~~A one time administration fee of \$10.00 is to be paid by Occupant upon execution of this Rental Agreement.~~ The owner, at Owner's sole discretion, may accept or reject partial rent payments. Acceptance of partial payments of rent by Owner shall not constitute a waiver of Owner's rights and Occupant understands and agrees that acceptance of a partial rent payment made to cure a default for nonpayment of rent shall not delay or stop foreclosure on Occupant's stored property.

3.LATE CHARGE AND RETURNED CHECK. If Occupant does not pay rent within five (5) days of the rent due date, Occupant will pay the owner a late fee of \$20.00 per month. A late fee may be charged for each month so that the Occupant does not pay rent when due. Additionally, the owner shall double lock the occupant's space and otherwise deny access to the property stored until the rental and fee charges are brought. Payments received will be applied to older charges first. These fees will continue to accrue each month if any balance is still owed. Occupant will pay the owner a \$20.00 fee for every check returned to the owner for non-sufficient funds plus applicable late fees. Any account thirty (30) or more days delinquent will be assessed an amount set forth above as a SALE FEE of \$100.00. The owner reserves the right to impose additional fees for any unanticipated charges incurred due to the foreclosure of Occupant's stored property.

4.TERMINATION. Either party shall have the right to terminate this agreement by ten (10)

days prior written notice given to the other party before the end of the term stated in paragraph #1, and this agreement shall thereupon terminate at the end of said Term.

5.HOLDING OVER. There will be no partial month rentals. If Occupant vacates the space five (5) days after the end of the term stated in Paragraph 1 above, the Occupant shall pay one full month's rent.

6.OCCUPANT RESPONSIBILITY. The Occupant acknowledges and understands that no bailment is created by this Agreement. The owner is not engaged in the business of storing goods for hire, nor is it in the warehousing business, but is simply providing a storage space where the Occupant can store items of personal property owned by the Occupant. Except as provided in the Uniform Commercial Code and Lien law, the storage space is under the exclusive control of the Occupant. The Owner does not take care, custody and control, possession or dominion of the contents of the storage space and does not agree to provide protection for the self-service storage space or the contents thereof.

7.INSURANCE. The Owner does not have any obligation to carry insurance on Occupant's property stored in the storage space. Occupant(s) are required to maintain insurance on all property in the storage space, in an amount at least equal to the value of such property. The occupant is required to show proof of insurance to the owner before placing any items in the space. Occupant agrees and acknowledges that failure of Occupant to provide proof of insurance will result in Occupant's automatic enrollment in and financial responsibility for the minimum insurance available at Owner's facility. Occupant waives any and all insurance subrogation rights against owner, its agents and employees. Occupant elects as follows:

_____ I have insurance from my own insurance company.

Name of Insurance Company:

_____ Policy#:

_____ I will apply for insurance here.

I understand and acknowledge that failure to show proof of insurance will lead to my auto enrollment in the minimum insurance available here, for which I am financially responsible.

_____ THE OWNER WILL NOT BE RESPONSIBLE OR OTHERWISE LIABLE, DIRECTLY OR INDIRECTLY, FOR THE LOSS OR DAMAGE TO THE PROPERTY OF THE OCCUPANT DUE TO ANY CAUSE, INCLUDING FIRE, EXPLOSION, THEFT, VANDALISM, MOLD, MILDEW, WATER, WIND, ICE OR ANY DEFECT, WHETHER KNOWN OR SUBSEQUENTLY CREATED OR DISCOVERED, IN THE STORAGE SPACE, OR ACT OR OMISSION OF ANY THIRD PARTY, REGARDLESS OF WHETHER SUCH LOSS OR DAMAGE MAY BE CAUSE OR CONTRIBUTED TO BY THE NEGLIGENCE OF THE OWNER, ITS AGENTS OR EMPLOYEES. DATE: _____

8.LIMITATION OF VALUE: OCCUPANT AGREES NOT TO STORE PROPERTY WITH A TOTAL VALUE IN EXCESS OF \$5,000 WITHOUT THE WRITTEN PERMISSION OF THE OWNER OR MANAGER AND OCCUPANT HAS PROVIDED PROOF OF INSURANCE TO

OWNER OR MANAGER TO COVER THE VALUE OF THE STORED PROPERTY. IF SUCH WRITTEN PERMISSION IS NOT OBTAINED, THE VALUE OF OCCUPANT'S PROPERTY SHALL BE DEEMED NOT TO EXCEED \$5,000. NOTHING HEREIN SHALL CONSTITUTE ANY AGREEMENT OR ADMISSION BY OWNER OR MANAGER THAT OCCUPANT'S STORED PROPERTY HAS ANY VALUE, NOR SHALL ANYTHING ALTER THE RELEASE OF OWNER'S LIABILITY SET FORTH BELOW. THIS \$5,000 LIMIT IS DEEMED TO BE THE MAXIMUM VALUE OF THE PROPERTY STORED IN THE SPACE AND THE MAXIMUM LIABILITY OF THE OWNER FOR ANY CLAIM.

9. USE AND COMPLIANCE WITH LAW. The Space named herein shall be used by the Occupant solely for the purposes of storing personal property belonging to the Occupant. The Occupant agrees that the Space and the property will not be used for any unlawful purposes or contrary to any law, ordinance, regulation, fire code or health code and the Occupant agrees not to commit waste, nor to create a nuisance, nor alter, nor affix signs on the Space or anywhere on the Premises, and will keep the Space and the Premises in good condition during the term of this Agreement. The Occupant agrees not to store any explosives, or any flammable, odorous, perishable or noxious property. The Occupant agrees that the Space is not appropriate for the storage of jewels, furs, heirlooms, art works, collectibles or other irreplaceable items having special sentimental or emotional value to the Occupant and Occupant agrees not to store said items. The Occupant hereby waives any claim for sentimental or emotional value for the Occupant's property that is stored in the Space or on the Property. There shall be NO HABITABLE OCCUPANCY of the Space by humans or pets of any kind for any period whatsoever and violation of these prohibitions shall be grounds for immediate termination of this Agreement. If hazardous substances are stored, used, generated, or disposed of in the Space or on the Premises, or if the Space or the Premises shall become contaminated in any manner for which the Occupant is directly or indirectly responsible, the Occupant shall indemnify and hold the Owner harmless from and against any and all claims, damages, fines, judgments, penalties, costs, liabilities, or losses, and any and all sums incurred or paid for settlement of any such claims, including any attorney's fees, consultant and expert fees, resulting from or arising out of any contamination by the Occupant, whether incurred during or after the lease term. Occupant agrees not to conduct any business out of the Space and further agrees that the Space is not to be used for any type of workshop, for any type of repairs, or for any sales, renovations, decoration, painting, or other contracting.

10. CONDITION OF THE PREMISES. Occupant covenants and agrees to keep the space in as good repair and condition as the same it is in at the commencement of the term, or may be put in thereafter. The Occupant agrees to peaceably surrender the space to the owner at the termination of this agreement simply and in broom clean condition and otherwise in the same order, repair and condition as described in this paragraph. Any dirt, debris, unwanted items, refuse and like matter shall not be accompanied or stored but shall be removed from the premises by Occupant.

11. ALTERATIONS, SIGNS AND WASTE. The Occupant shall not make nor suffer any alterations of the space nor post signs without the express written consent of the Owner. The Occupant shall not commit nor permit any waste in the space or on the Owner's property.

12. OWNER'S RIGHT TO ENTER, INSPECT AND REPAIR SPACE. Owner shall have the right, upon reasonable prior notice to Occupant, except in cases of emergency, in which event,

no such notice shall be required, to enter the space (and break the lock thereto, if necessary) for the purpose of examining the same for violations of this agreement and for making repairs or alterations to the space.

13. DEFAULT, OWNER REMEDIES AND LIEN. IN ADDITION TO ALL OTHER RIGHTS ALLOWED BY LAW TO A CREDITOR AGAINST HIS DEBTOR, THE OWNER SHALL HAVE A LIEN, IN THE EVENT OF A DEFAULT BY OCCUPANT HEREUNDER ON ALL PERSONAL PROPERTY STORED WITHIN THE SPACE FOR THE AMOUNT OF ANY RENT, SALES TAX, LABOR, INSURANCE OR OTHER CHARGES INCURRED IN RELATION TO SUCH PROPERTY AND FOR EXPENSES NECESSARY FOR THE PRESERVATION OF THE PROPERTY OR REASONABLY INCURRED IN ITS SALE OR OTHER DISPOSITION IN ACCORDANCE WITH APPLICABLE LAW. TIME IS OF THE ESSENCE IN THE PERFORMANCE OF THIS AGREEMENT AND IN THE PAYMENT OF EACH AND EVERY INSTALLMENT OF ANY RENT OR ADDITIONAL CHARGE TO BE IN ACCORDANCE WITH THIS AGREEMENT. IF ANY SUCH RENT OR CHARGES SHALL BE DUE AND UNPAID OR IF THE OCCUPANT FAILS OR REFUSES TO PERFORM ANY OF THE COVENANTS, CONDITIONS OR TERMS OF THIS AGREEMENT. IF DEFAULT CONTINUES FOR MORE THAN FIVE (5) DAYS, OWNER, AT ITS OPTION, MAY (A) TERMINATE OCCUPANT'S RIGHT TO USE THE SPACE AND TO STORE PROPERTY THEREIN; (B) DOUBLE-LOCK THE SPACE OR OTHERWISE DENY OCCUPANT ACCESS THERE TO; (C) ENTER THE SPACE FOR THE PURPOSE OF TAKING INVENTORY OF THE PROPERTY STORED THEREIN AND FOR THE PURPOSE OF REMOVING ANY PERSONAL PROPERTY FOUND THEREIN AND MOVED TO A PLACE FOR SAFE KEEPING AT THE EXPENSE AND RISK OF OCCUPANT; AND (D) ENFORCE ITS LIEN

BY SELLING THE STORED PROPERTY AT A PUBLIC OR PRIVATE SALE IN ACCORDANCE WITH THE PROVISIONS OF APPLICABLE LAW AND APPLY THE NET PROCEEDS FROM SUCH SALE TO THE PAYMENT OF ALL SUMS DUE TO OWNER OCCUPANT HEREUNDER, AND TO PAY OVER THE BALANCE, IF ANY, ON DEMAND TO OCCUPANT.

The date of such sale shall constitute the date of the termination of this agreement. In the event this agreement is terminated for breach of any obligation of Occupant, Occupant shall remain personally liable for the payment to Owner of all accrued and unpaid rent and all other charges due to Owner hereunder at the time of termination of this agreement.

14. OCCUPANT'S RIGHTS IN THE EVENT OF DEFAULT.

(A) Any time prior to the sale of Occupant's property, any person claiming a right in the property may pay the amount necessary to satisfy the Owner's lien and to reimburse Owner for all amounts then owed to it under this agreement, in which event the property shall be released to the payer. Notwithstanding the foregoing, the owner shall not be obligated to accept payment and release the property to the payer unless such payment is made in cash or by bank certified check or checks. Upon release of such property to the payer, the owner shall have no further liability to any person in respect to such property.

(B) Notwithstanding Operator's right to double-lock the space or otherwise deny access thereto. Occupant must lock space with Occupant's own lock if Occupant satisfies Owner lien and wishes to continue to occupy space.

15. ABANDONMENT OF OCCUPANT'S PROPERTY. An abandoned space is 1) a leased space that the Owner finds unlocked and empty or unlocked and containing personal property with a value less than \$300, in the Owner's opinion or 2) a leased space, which possession, all rights to and any personal property within, has been affirmatively surrendered to the Owner by the Occupant, and either may be retained by the Owner as its own property, sold in accordance with the provisions of this agreement, or disposed of or destroyed. If such property or any part shall be sold, the Owner may receive and retain the proceeds of such sale and apply the same at its option against the expenses of re-entry and sale, the cost of moving and storage, any arrears of rent or any additional charges and any damages which the Owner may be entitled to under this agreement, or in accordance with law. The Owner shall have the right to take possession of the abandoned leased space after 14 days as long as the Owner has notified the Occupant pursuant to law.

16. BANKRUPTCY AND OTHER LEGAL ACTIONS. In the event that the Occupant files a voluntary petition in bankruptcy, or suffers a petition in involuntary bankruptcy to be filed against him/her or makes an assignment for the benefit of creditors, or is placed in receivership, or is the subject of any type of legal action wherein the use and occupancy of the space by Occupant is in issue, then the Owner, other than as provided by law, may at its option, terminate this agreement, and the Occupant shall thereafter have no right, title or interest in or to the Space, or the Owner may at its option declare this agreement to be in default, and pursue all rights and remedies granted in accordance with this agreement.

17. BREACH OF COVENANTS AND CONDITIONS. A breach of any of the covenants or conditions by the Occupant shall at the option of the Owner terminate this agreement, and if so terminated, this agreement shall be null and void.

18. WAIVER. No waiver by the Owner, its agents, servants or employees of any breach or default by Occupant in the performance of any covenant, term or condition of this agreement shall constitute waiver of any subsequent breach or default by Occupant in the performance of any term, covenant or condition of this agreement.

19. CHANGE OF TERMS. All of the terms, charges, conditions or covenants of this agreement as SUBJECT TO CHANGE SOLELY BY OWNER UPON THIRTY (30) DAYS prior written notice to the Occupant. If changed, the Occupant may terminate this agreement on the effective date of such change by giving the Owner TEN (10) days prior written notice to terminate. If the Occupant does not give such notice, the change shall become effective and apply in accordance with the terms of the notice.

20. RECOVERY OF ATTORNEY'S FEES AND COSTS. In the event any action is instituted or any other proceedings taken to enforce any term, covenant or condition contained in this agreement or to recover any rent or additional charge due hereunder, or to recover possession of the space for any default or breach of this agreement by the Occupant, the Occupant shall pay the Owner reasonable attorney's fees, costs and expenses in connection with such action or proceedings.

21. ASSIGNMENT. The Occupant shall not permit any other person to jointly occupy the space which is the subject to this agreement, nor may the Occupant assign this agreement, without the express written permission of the Owner in advance.

22. NOTICE. Any notice required to be given under this agreement must be in writing and addressed to the other party. Any address change from Occupant may be changed only by written notice and is not valid until acknowledged in writing by the Owner. All notices from Owner or

Manager shall be sent by first class mail postage prepaid to Occupant's last known address or to the electronic mail address provided by the Occupant in this Rental Agreement. Notices shall be deemed given when deposited with the U. S. Postal Service or when sent by electronic mail. All statutory notices shall be sent as required by law.

23. ACCESS. Occupants shall have access to the space during normal hours of operation as posted in the office of the premises. Such hours are subject to change by the owner. The owner is not responsible if events beyond the Owner's control prevent Occupant access. If rent is not paid within five (5) days following the monthly due date, the owner may, without notice, deny the Occupant access to Occupant's property located in the Space or otherwise at the Premises. Additionally, if Occupant is renting more than one Space at any given time, default on one rented Space shall constitute default on all rented Spaces, entitling Owner and/or Manager to deny access to Occupant to all rented Spaces. Occupant's access may be conditioned in any manner deemed necessary by the owner or manager to maintain order and protect the premises and the Facility. Such measures may include, but are not limited to, limiting hours of operation, requiring verification of Occupant's identity and searching vehicles and contents. Neither Owner, Manager nor any of their respective agents, employees or affiliates shall in any event be liable for any damages or injury caused by Occupant's inability to move between floors or to gain access to, or exit from the Premises or the Facility, whether because of mechanical or other electrical failure of the elevators, automatic access doors or electronic entry devices, or for any other reason. Access will be denied to any party other than the Occupant, unless said party retains gate code and key to lock on the Space or has supplied Owner or Manager with written authorization from the Occupant to enter the Space.

24. SEVERABILITY CLAUSE. If any part of this agreement for any reason is declared invalid, such decision shall not affect the validity of the remaining portions, which shall continue in full force and effect as if this agreement had been executed with the invalid portions eliminated. It is further declared the intention of the parties of this agreement that they would have executed the remaining portion of this agreement without including any part, parts, or portions which may for any reason be hereafter declared invalid.

25. SUCCESSION. All of the provisions of this agreement shall apply to, bind, and be obligatory upon the heirs, executors, administrators, representatives and successors of the parties to this agreement.

26. STATE LAW TO APPLY. This Agreement shall be construed under and in accordance with the laws of New York State, where the Premises is located, and the Occupant specifically waives trial by jury in any action commenced for any reason whatsoever.

27. EXCLUSIONS TO WARRANTIES. The agents and employees of the Owner are not authorized to make any warranties about the space referred to in this agreement. NO ORAL STATEMENT BY THE OWNER'S AGENTS OR EMPLOYEES SHALL CONSTITUTE WARRANTIES, and such statements shall not be relied upon by the Occupant and they are not part of this agreement. The entire agreement and the understanding of the parties to it is embodied in this writing, and NO OTHER WARRANTIES are given beyond those specified in

this agreement. The parties to this agreement agree that the IMPLIED WARRANTIES of MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE and all other warranties expressed or implied, ARE EXCLUDED from this transaction and shall not apply to the Space. It is further understood and agreed that the Occupant has been given an opportunity to inspect the Space and has done so and agrees to occupy the space in its AS-IS CONDITION WITH ALL FAULTS.

28. ENTIRE AGREEMENT CLAUSE. This agreement constitutes the sole and only agreement of the parties hereto, and supersedes any prior understandings or written or oral agreements between the parties respecting the subject matter of this agreement. No amendments or alterations of the terms of this agreement shall be binding upon parties unless they are in writing, dated subsequent to the date of this agreement, and duly executed by the parties, or modified pursuant to the provisions of this agreement.

29. RULES AND REGULATIONS. Occupant covenants to comply with all rules and regulations as posted at the facility from time to time. The owner shall not be liable to the Occupant for the failure of other occupants of the premises to conform to such rules and regulations.

30. HEADINGS. The headings of the various provisions of this agreement have been included only for the convenience of the parties, and are not to be used in construing this agreement nor in ascertaining the intention of the parties.

31. SUBORDINATION. This agreement is and all of Occupant's rights hereunder are and shall always be, subject and subordinate to any mortgage, security interests or instruments or any other documents given as security (collectively called Mortgage) that now exist or may hereafter be placed Upon the premises or any portion thereof and to all advances made or to be made thereunder and to the interest thereon, and any and all renewals, replacements, modifications, consolidations, extensions thereof. Occupant will recognize any Mortgage holder or purchaser, as the case may be, as landlord under this lease for the balance of the term remaining, subject to all the terms of the lease, and upon request of such holder or purchaser. The aforesaid provisions shall be self-operative.

32. FORCE MAJEURE. A. Neither party hereto shall be liable to the other for default in performance of any of the terms and provision of the Agreement if caused by fire, strikes or labor disputes, riot, war, Act of God, governmental order or regulation, or other similar contingency beyond the reasonable control of the respective parties.

B. Neither owner nor occupant shall be required to perform any term, condition, or covenant in this agreement so long as such performance is delayed or prevented by force majeure, which shall mean acts of God, Strikes, Lockouts, Material or labor restrictions by any governmental authority, civil riot, floods, and any other cause not reasonably within the control of Owner or Occupant and which by the exercise of due diligence Owner or Occupant is unable, wholly or in part, to prevent or overcome.

33. RELEASE OF OWNER'S LIABILITY FOR BODILY INJURY: Owner, Manager and their respective agents, employees and affiliates shall not be liable to Occupant for injury or death as a result of Occupant's use of the storage space or the self-storage facility, even if such injury is caused by the active or passive acts or omissions or negligence of the Owner, Manager or any of their respective agents, employees or affiliates.

34. LOCKS: Owner and Manager shall have the right to assume that possession of a key and gate code is evidence of authority to enter Occupant's Space. Should Occupant appoint another person or entity to enter the Space, Occupant shall be responsible for the conduct of such person or entity. Occupant shall provide, at Occupant's own expense, a lock or other security device for the Space which Occupant, in Occupant's sole discretion, deems sufficient to secure the Space. In the event such lock or security device is rendered ineffectual for its intended purpose from any cause, or the Space is rendered unsecure in any manner, Owner or Manager may, at its sole option, take whatever measures are deemed reasonably necessary by Owner or Manager to re-secure the access to Occupant's Space. Occupant shall not provide Manager or Manager's employees or agents with a key and/or combination to Occupant's lock or security device unless deliveries are accepted by Manager on Occupant's behalf, pursuant to a separate written agreement to that effect.

35. FINANCIAL INFORMATION: Neither Owner nor Manager warrants or guarantees that any of Occupant's financial information, including, without limitation, credit card and bank account information, will not be stolen or otherwise compromised. Occupant waives and releases any and all claims or actions against Owner, Manager and their respective agents, employees and affiliates for damages arising from the use of said information by others.

36. TEMPERATURE or CLIMATE CONTROL (AS APPLICABLE): The temperature or climate-controlled spaces are heated or cooled depending on outside temperature. The climate-controlled spaces do not provide constant internal temperature or humidity control and neither Owner nor Manager guarantees that temperature and humidity will not fluctuate. Occupant releases Owner, Manager and their respective agents, employees and affiliates from all liability for damage to stored property from fluctuations in temperature or humidity from any cause including the negligence of Owner, Manager or their respective agents, employees or affiliates.

37. PERMISSION TO CALL, FAX, E-MAIL OR TEXT: Occupant recognizes Owner and Occupant are entering into a business relationship as Owner and Occupant. As such, to the extent any Federal or State law prohibits Owner or Manager from contacting Occupant by phone, fax, e-mail or text, Occupant hereby consents to Owner or Manager phoning, faxing, e-mailing and texting Occupant with marketing and/or other business-related communications.

38. STORAGE OF MOTOR VEHICLES: In the event that any motor vehicle remains stored in the self storage space after termination of the rental agreement or if the rent and other charges remain unpaid or unsatisfied for 60 days, and in addition to all other rights and remedies available to Owner, Owner is authorized to cause such vehicle to be removed by a person regularly engaged in the business of towing vehicles, without liability for the costs of removal, transportation or storage or damages caused by such removal, transportation or storage. Occupant acknowledges that he or she has personally been given notice that the vehicle is subject to removal at the Occupant's expense. Owner shall incur no liability to Occupant for causing the vehicle to be removed pursuant to this paragraph.

IMPORTANT:

By placing initials below, Occupant further acknowledges that he/she has read, understands and agrees to the provisions of this agreement.

A. All rent is due on the day of move in each month.

B. A late fee is charged on the 5th day of continuous non-payment. The five days include the due date. Cash or money order is needed to eliminate double locking.

C. Checkouts 5 days after the first day of rental period pay full month's fee. You must notify the owner or Manager 10 days in advance of vacating.

D. Report any change in address and phone number in writing to the Owner at above address.

E. It is the Occupant's responsibility to carry insurance. The owner assumes no liability for the same.

F. The owner has a lien on all goods for payment of fees due and may sell or otherwise dispose of the same with proper notice.

G. Occupant must supply a lock to secure his/her leased space. If a lock is not in the space after the date of the transaction above, the owner has the right to put a lock on, charge the occupant for the lock, and mail the lock keys to the occupant by certified mail, return receipt requested. Also, the owner reserves the right to remove any lock if the Occupant space has two locks on it for the purposes of double locking the space due to delinquency.

H. Occupant agrees to pay a \$20.00 charge in addition to any late charges accrued for any returned check.

I. All contents of space, including trash, shall be removed from premises by Occupant upon vacating.

J. Occupant agrees that the contents of space will not be valued at more than \$5,000.00.

KEEP THIS AGREEMENT TO PROTECT YOUR LEGAL RIGHTS. TESTIMONY WHEREOF, the Owner has caused this instrument to be executed in duplicate and Occupant has hereunto affixed his signature on the date and year first above written. Occupant acknowledges receipt of a fully executed copy of this Agreement.

Dated: _____

OCCUPANT: (Print:) _____

(Sign:)_____

Telephone: _____

OWNER/MODEL CITY STORAGE: (Print:)

(Sign:)_____

Authorized Signature

RV, BOAT, CAMPER OR OTHER MOTOR VEHICLE STORAGE ADDENDUM
(Attached to the rental agreement - if applicable.)

VEHICLE IDENTIFICATION:

VIN Number: _____

Make: Boat/RV Length: _____

Model: Registration: _____

Color: License Plate: _____

Year: Lien Holder:

REQUEST COPY of TITLE and INSERT into TENANT FILE

Tenant agrees to store only the above identified vehicle in the leased space unless Owner is notified, in advance, of any change of vehicle and a new addendum is completed and executed. We do not allow storage of vehicles of an industrial nature (dump trucks, refuse trucks, tanker trucks, etc.). Tenant acknowledges that the Owner is not responsible for damage to or loss of an RV/Motor Home, Boat, Trailer, or Auto or the contents within, attached to or, surrounding the RV/Motor Home, Boat, Trailer or Auto. Tenant is responsible for securing the vehicle and the items within, attached to or surrounding the vehicle to help prevent such a loss and for insuring such vehicle and its contents in case such a loss should occur. The tenant acknowledges that he/she is the rightful owner of such vehicle placed in storage and a copy of the title and registration to such vehicle is attached.

Tenant acknowledges that the vehicle has no liens against it other than those indicated in the rental agreement or in this addendum and that the vehicle is in working condition. This addendum attaches to and forms a part of the complete lease agreement and is not valid otherwise. All terms and conditions of the lease apply to this rental; with the exception that Tenant hereby authorizes Owner to remove the vehicle from Owner's property solely at the Tenant's expense, in the event the Tenant defaults on the lease and fails to cure Lien within the terms of the Lease Agreement. Notice: Only one vehicle per space. Trailer wheels must be blocked. Trailer tongues must be on wood to prevent damage. The area must be kept clean. Loose items will be discarded. This includes extra tires, rims, bicycles, etc. No repairs of any kind are allowed on the premises. No painting of vehicles is allowed on the premises. Tenants

must notify the office if the vehicle will not be in the space for more than 24 hours. No one may live or sleep in the vehicle while on the storage facility premises.

Occupant Signature _____ Owner

Signature _____ RENTER/OCCUPANT INFORMATION:

First Name: _____

Last Name: _____

Street Address: _____ Apartment

No.: _____ City: _____

State: _____ Zip Code: _____ Mailing Address: (if different)

_____ Telephone: _____

Mobile:

(_____) _____

Home: (____) _____

Work: (____) _____

Company _____ Name: _____

Personal _____ Email _____ Address: _____

Alternate Contact: Someone you trust to be an emergency contact for you. It is helpful if they have a different address and phone number than you.

Full Name: _____

Relationship: _____ Street Address: Apartment No.: _____

_____ City: _____

_____ State: _____ Zip

Code: _____ Home: (____) _____

Work: (____) _____

Comments:

IMPORTANT: You alone are responsible to provide insurance on your property. The operator does not insure or pay insurance coverage for your property, but does require you to insure your property. Most new customers take at least \$2,000.00 worth of coverage.

I certify the above information is true and correct.

Occupant Signature _____ Date: _____

Owner

Signature _____ Date: _____

Model City Storage
4612 Model City Road
Lewiston, NY 14092

VACATING NOTICE/RELEASE FORM:

YOU MUST COMPLETE THE TOP HALF OF THIS FORM AND GIVE IT TO THE RENTAL OFFICE TEN (10) DAYS BEFORE THE DAY YOU INTEND TO VACATE YOUR STORAGE UNIT TO AVOID AND ADDITIONAL CHARGES.

I will vacate unit _____ on, or before (date:) _____

Customer Signature: _____

Date: _____ Received by Date: _____

To be released from any further responsibility, you must contact Management on the day you vacate and complete the remainder of this form. Pursuant to your rental/occupancy agreement you are responsible for all rent and charges that may accrue until you vacate. We suggest you coordinate your dates with the manager to avoid any surprises. IMPORTANT: Tenant is responsible for removing all items from the storage unit and leaving it clean. If there are any questions, please see the section regarding Abandonment in the rental agreement.

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4612 Model City Road
Lewiston, NY 14092

RELEASE

This is to advise anyone concerned that I/We have received from the self-storage facility listed above, all goods, wares and merchandise, whether personal or business property, which I/We placed in or around the storage or premises leased under that certain Agreement dated _____ in good condition and in consideration thereof, I/We release the self-storage facility listed above and its employees or agents of all claims and demands of every nature and kind for any loss, damage, injury, expense or liability.

In the event I have made a security deposit, I understand that after inspection of the unit I have vacated is proven satisfactory; I will receive within 30 days of this day, whatever portion of any security deposit (if applicable) is owed to me. This Release includes any and all claims brought pursuant to law.

DATE: _____ UNIT#: _____

SIGNATURE: _____

EMAIL: _____ PHONE: _____

ADDRESS: _____ City: _____ State: _____

_____ Zip: _____ REASON FOR LEAVING/COMMENTS:
