



SELF-STORAGE RENTAL AGREEMENT

1335 NY-196, Fort Edward, NY 12828

This Self-Storage Rental Agreement ("Agreement") is entered into between Advance Storage LLC ("Owner") and the occupant ("Tenant").

1. TERM

This Agreement is a month-to-month rental agreement and will continue until terminated by either party in accordance with this Agreement.

2. RENT, DUE DATE, AND LATE FEES

Rent is due on the first day of each month. Tenant agrees to pay the monthly rent and all other charges when due. Payments received after the due date may be subject to late fees or other charges as permitted by law and Owner's posted fee schedule. Non-payment may result in denial of access and enforcement of Owner's lien rights as permitted by New York law.

3. AUTOMATIC PAYMENT AUTHORIZATION

If Tenant elects automatic payment, Tenant authorizes Advance Storage LLC and its payment processor to charge the credit card, debit card, or bank account provided by Tenant for monthly rent and other amounts properly due under this Agreement. Tenant is responsible for keeping payment information current. Tenant may revoke automatic payment authorization by providing reasonable written notice, but revocation does not terminate this Agreement or relieve Tenant of amounts due.

4. PERMITTED USE AND PROHIBITED PROPERTY

The unit may be used only for lawful storage of personal or business property. Tenant shall not store flammable or explosive materials, hazardous or toxic substances, illegal drugs, stolen property, perishable food, live animals, or any property prohibited by law. Tenant shall not use the unit as a residence, sleep in the unit, operate a business from the unit, create a nuisance, or make alterations without Owner's written permission.

5. ACCESS

Tenant may access the unit only during the facility's posted access hours or as otherwise authorized by Owner. Owner may temporarily restrict access when reasonably necessary for safety, maintenance, emergencies, legal compliance, or default under this Agreement.

6. LOCKS AND SECURITY

Tenant is responsible for supplying and maintaining an appropriate lock on the unit unless otherwise agreed in writing. Tenant is responsible for safeguarding keys, combinations, and access credentials. Owner does not guarantee that the facility, locks, gates, cameras, lighting, or other security measures will prevent theft, loss, or damage.

7. INSURANCE AND RISK OF LOSS

Owner does not insure Tenant's stored property. Tenant understands that all property is stored at Tenant's own risk and is strongly encouraged to maintain insurance covering the full value of stored property. To the extent permitted by law, Owner is not responsible for loss or damage caused by theft, fire, water, weather, rodents, insects, mold, mildew, vandalism, utility interruption, acts of God, or other causes except to the extent liability cannot lawfully be waived.

8. TENANT CONTACT INFORMATION

Tenant must keep Owner informed of Tenant's current mailing address, email address, telephone number, and other contact information. Tenant shall promptly notify Owner in writing of any change. Tenant is responsible for consequences resulting from failure to maintain current contact information.

9. ELECTRONIC COMMUNICATIONS, NOTICES, AND SIGNATURES

Tenant consents, to the extent permitted by law, to receive routine notices, statements, account communications, and documents electronically at the email address or telephone number provided by Tenant. Tenant agrees that electronic signatures and electronically executed copies of this Agreement may be treated as originals to the extent permitted by applicable law. Any notice that applicable law requires to be delivered by a particular method will be delivered in the manner required by law.

10. MOVE-OUT AND 10-DAY NOTICE

Tenant agrees to provide Owner with at least ten (10) days' notice before vacating the unit. At move-out, Tenant must remove all property and trash, leave the unit broom-clean and in rentable condition, remove Tenant's lock, and notify Owner that possession has been surrendered. Tenant remains responsible for rent and other charges until the tenancy has been properly terminated, subject to applicable law.

11. DEFAULT AND OWNER'S LIEN RIGHTS

Failure to pay amounts due or violation of this Agreement constitutes default. In the event of default, Owner may exercise remedies available under this Agreement and applicable New York law, including restricting access and enforcing any lien rights available to a self-service storage facility. Nothing in this Agreement authorizes Owner to take action inconsistent with legally required notices, waiting periods, sale procedures, or other statutory requirements.

12. ABANDONED PROPERTY AND CLEAN-OUT COSTS

If Tenant abandons the unit, vacates without removing all property, leaves trash or other items behind, or otherwise requires Owner to clean, empty, dispose of, haul away, or restore the unit to rentable condition, Tenant agrees to be fully responsible for all reasonable costs incurred by Advance Storage LLC. These costs may include labor, dumpster charges, disposal fees, hauling charges, landfill or transfer-station fees, cleaning expenses, administrative or collection costs, and reasonable attorney's fees when recoverable by law. These charges are in addition to unpaid rent, late fees, lien or sale expenses, damages, and any other lawful amounts due. Tenant authorizes Owner to pursue collection of such amounts by lawful means.

13. LIEN LAW ACKNOWLEDGMENT

Tenant acknowledges that property stored in the unit may be subject to a lien in favor of Owner for rent and other charges as provided by applicable New York law. Tenant acknowledges that, following default and compliance with legally required procedures, stored property may be advertised and sold or otherwise disposed of as permitted by law. Tenant acknowledges having had the opportunity to review the provisions of New York law applicable to self-service storage facility liens.

14. INDEMNIFICATION

To the extent permitted by law, Tenant agrees to indemnify and hold Advance Storage LLC harmless from claims, damages, injuries, losses, or expenses arising from Tenant's use of the unit or facility, Tenant's stored property, or the acts or omissions of Tenant or Tenant's guests, except to the extent caused by conduct for which liability cannot lawfully be waived.

15. GOVERNING LAW

This Agreement is governed by the laws of the State of New York. Any provision found unenforceable shall be limited or severed to the minimum extent necessary, and the remaining provisions shall remain in effect.

16. ENTIRE AGREEMENT AND CHANGES

This Agreement, together with any written addenda or facility rules incorporated into it, constitutes the agreement between Owner and Tenant concerning the rental. Changes must be made in writing or otherwise provided in a manner permitted by this Agreement and applicable law.

TENANT ACKNOWLEDGMENT

By signing, Tenant acknowledges that Tenant has read and understands this Agreement, has received or had the opportunity to retain a copy, and agrees to its terms.