

Rocket Storage No. 2 RENTAL AGREEMENT

RENTED SPACE INFORMATION

Rental Date: [[DATE]]
Space #: [[UNIT]]
Monthly Rent: [[RENT]]
One Time Administrative Fee **ADD**
Monthly Protection Plan Fee **ADD**

CUSTOMER (RENTER) INFORMATION

Customer Name [[CUSTOMER_NAME]]
Mobile Telephone **ADD**
Residence Telephone **ADD**
E-Mail address **ADD**
Customer Street Address: [[CUSTOMER_STREET_ADDRESS]]
City, State & Zip: [[CUSTOMER_CITY_STATE_ZIP]]

EMERGENCY/ALTERNATE CONTACT INFORMATION

Emergency Contact Name **ADD**
Telephone **ADD**

RENTAL TERM

The term of this Agreement shall be on a **month-to-month** basis beginning on the date listed above. A one (1) month minimum Rental is required.

TERMS & CONDITIONS

This Rental Agreement is entered into by and between [[CUSTOMER_NAME]], [[CUSTOMER_STREET_ADDRESS]], [[CUSTOMER_CITY_STATE_ZIP]] ("RENTER") and ROCKET STORAGE, LLC, located at 2901 Interior Way, LaGrange, Kentucky 40031 ("FACILITY"), subject to the following Terms and Conditions. The FACILITY agrees to rent / lease to RENTER and the RENTER agrees to rent / lease from the Facility the numbered space listed above.

TERMINATION

The RENTER may terminate the Rental Agreement at any time if all Rent and Fees are paid in full and RENTER notifies FACILITY of RENTER's intent to vacate at least five (5) days before the end of the current term (5 days before the end of the month) and moves out as scheduled. If the RENTER fails to give at least five (5) day notice, the FACILITY shall assume the RENTER intends to rent the space for another month and is entitled to charge the RENTER for the next month's rent. Prepaid rent is non-refundable. The FACILITY may terminate the Rental Agreement by notifying the RENTER at least ten (10) days prior to the expiration of the current term (the end of the month).

RENT

Rent in the amount stated above shall be payable monthly to the FACILITY in advance, without demand or notice, on the first day of each month during the term of this Rental Agreement and any extensions or renewals. If the Rental Agreement is executed on a day other than the first day of the month, then the RENTER shall pay prorated rent for the first month. The RENTER agrees to pay monthly rent automatically with a credit/debit card as authorized below. The FACILITY may accept other forms of payment with prior approval. It is expressly understood that the FACILITY does not send monthly statements or reminders of Rent due dates.

CREDIT/DEBIT CARD AUTOMATIC PAYMENT AUTHORIZATION

If the RENTER has provided Credit/Debit Card information, The RENTER authorizes the FACILITY (**Rocket Storage, LLC**) to charge the advance rent and applicable fees to the debit/credit card on the first day of each month. This authorization shall continue and include any increases in Rent and other charges assessed to the RENTER. It is the RENTER's responsibility to notify the FACILITY of any new or updated credit/debit card information changes (such as a new expiration date).

LATE PAYMENT

In the event any monthly payment of Rent and/or other amount due and owed by RENTER to FACILITY is more than five (5) days after such payment is due, RENTER shall pay a late charge. In the event RENTER tenders a check to FACILITY which is returned for "non-sufficient funds" Renter shall pay an additional fee plus applicable bank charges for each occurrence to FACILITY.

DEFAULT

The RENTER understands and agrees that in the event any rent and/or other charges owed to the FACILITY under this Agreement are over ten (10) days past due, the RENTER shall be considered to be in default. If the RENTER is in default, the FACILITY may begin enforcement of the FACILITY'S lien against the RENTER'S

personal property and deny the RENTER'S right to use or access the FACILITY or SPACE.

FACILITY'S LIEN AND REMEDIES IN THE EVENT OF DEFAULT

Pursuant to the Kentucky Self Storage Act, 359.210 et seq., the FACILITY shall have a lien upon all property stored by the RENTER at the FACILITY for monthly rent, labor, fees, or other charges that accrue under the Rental Agreement, and for expenses reasonably incurred in the sale or other disposition of the property. The personal property stored in the FACILITY by the RENTER may be sold or otherwise disposed of if the RENTER defaults or fails to pay monthly rent under this Rental Agreement.

CHARGES AND FEES

The following fees shall be charged:

Late Fee (5 th day late)	\$20.00
Written Notice of Lien	\$10.00
Written Notice of Default Charge	\$50.00
Advertising Fee	Actual Cost
Sale Fee	10% of sale amount
NSF/Returned Check Fee	\$35.00 plus bank charges
Cleaning Fee (1 hour minimum)	\$35.00 per hour
Disposal Fees	Actual Cost
Lock Cut Fee (at Renter's request)	\$35.00
Eviction Notice/Filing Fee in Lieu of Sale	\$250.00 plus court costs

ACCESS TO THE FACILITY AND SECURING SPACE

The FACILITY shall provide to the RENTER a disc lock (included with the one-time administrative fee paid by the RENTER) to secure the space. The RENTER will not provide a key to the FACILITY. The RENTER'S Access to the FACILITY and the space is limited to the hours and days of operation posted at the FACILITY. The FACILITY, at its discretion, may restrict access to the FACILITY or SPACE. The FACILITY will make every effort to provide the space to RENTER but accepts no liability in the event the space is unavailable due to circumstances beyond the FACILITY'S control. The FACILITY will not refund any unused portion of rental fees in the event the RENTER'S property is unavailable due to circumstances beyond the FACILITY'S control.

RESTRICTIONS ON USE OF SPACE

The RENTER shall not store improperly packaged food or perishable goods or use the SPACE in any manner that constitutes a hazard or nuisance. The storage of any hazardous materials, flammable materials, explosives and other inherently dangerous materials, or property that would violate a law or regulation of any government authority is strictly prohibited. The SPACE or FACILITY cannot be used to conduct business or as a living space for humans, animals or any living thing. Loitering or sleeping at the FACILITY or SPACE is prohibited. No alterations may be made to the SPACE without prior written consent. Electricity may not be brought into the SPACE from any source. The RENTER agrees to comply with all laws, rules, regulations, and ordinances of any and all governmental regulations. RENTER shall not cause excessive noise at the FACILITY or travel at a speed in excess of 10 mph or in a reckless manner.

MAINTENANCE & CARE

The RENTER shall keep the space clean and free of refuse and debris. Upon termination of this Agreement, the space is to be left in a clean condition and clear of all trash, property and other materials. The RENTER shall be responsible for all expenses (cleaning, hauling, dumping, etc.) the Facility may incur to clean the space or remove rubbish and abandoned property.

ABANDENMENT

Any property left in the space upon termination of the Rental Agreement shall be deemed abandoned by the RENTER and may be disposed of by the FACILITY as provided for by Kentucky law.

DAMAGES

RENTER shall not cause damage to or disturb, interfere with or do anything which is liable to cause injury or loss to other persons or property at the FACILITY. THE RENTER shall be responsible to the FACILITY for the costs of repair, clean-up, and replacement for any damages caused as a result of the RENTER's use of the FACILITY, including damages to other RENTER's property or vehicles. In the event FACILITY invoices RENTER for any costs, RENTER shall pay the invoice within ten (10) days or it shall become additional rent due and payable with the next month's rent. The failure to pay such invoice represents default under this Agreement. This provision and the requirement to pay for any damages shall survive the termination of this agreement.

RENTER'S RISK

The risk of loss of property stored in the FACILITY is entirely on the RENTER. The RENTER agrees to maintain insurance on all Personal Property stored in the FACILITY at RENTER's sole expense, The RENTER'S failure to maintain such insurance shall mean the RENTER will assume all risk of loss or damage that would have been covered by insurance. Information about property protection plans offered by the FACILITY

specifically for self-storage is available at the office; and if purchased, shall be paid with monthly rent.

SECURITY SYSTEMS

The FACILITY utilizes certain systems (video surveillance cameras, gates, digital keypads, software, lighting, fencing, etc.) to protect the FACILITY. The operation or failure of any of these systems shall not change the FACILITY's aforementioned liability of any type of loss incurred by RENTER and shall in no way release RENTER from their obligation to insure their personal property.

RIGHT OF ENTRY

The RENTER grants the FACILITY access to the space upon 3 days' notice. If activity requiring attention by any governmental authority (such as criminal activity) in an emergency, or if the RENTER fails to grant access to the FACILITY upon 3 days' notice, or if the RENTER defaults under this Rental Agreement, the FACILITY or a governmental authority has the right to remove the RENTER's lock and enter the space without providing notice or seeking consent, in order to (1) examine the space or its contents, (2) make repairs and take other action to preserve the space or the facility, (3) comply with any law or regulation, or (4) enforce the FACILITY's rights. If the lock is removed, the FACILITY will replace it with one of similar or better quality and deliver the keys to the RENTER.

TEMPERATURE CONTROL

This provision pertains to temperature controlled spaces. The FACILITY will provide heating and air conditioning and will use all reasonable efforts to maintain a temperature between fifty (50) and eighty (80) degrees Fahrenheit. The RENTER recognizes that under certain circumstances, such as mechanical failure, electrical blackouts, fire or other failures that the temperature may deviate from the desired temperatures. RENTER agrees to release FACILITY from any and all liability arising from any such failure of the heating and air conditioning systems which occur as a result of a failure outside of the FACILITY's direct control.

INDEMNIFICATION

RENTER agrees to protect, indemnify and hold harmless Rocket Storage, LLC, or its members, managers, employees and agents against and from any and all loss, cost, damage or expense, including attorney fees, arising out of any accident or other occurrence causing personal injury to any person or property damage for any reason due to the use of the FACILITY by the RENTER or RENTER'S guests.

NOTICE OF CHANGE

The FACILITY may change any term or condition of this Rental Agreement, including the Monthly Rent by giving no less than 30 days advance notice to the RENTER. The RENTER's holdover in the FACILITY for one full calendar month after the notice from

the FACILITY shall be presumptive of the RENTER's acceptance of the change(s) in the terms and conditions of this Rental Agreement.

ASSIGNMENT AND SUBLETTING

The RENTER may not assign its rights under this Agreement or sublet the space without the prior written consent of the FACILITY.

GOVERNING LAW

This Agreement shall be governed by, construed and enforced, in accordance with the laws and courts of the Commonwealth of Kentucky without regard to its conflict of law provisions.

ENTIRE AGREEMENT

This Agreement is the entire agreement between the RENTER and the FACILITY and supersedes any and all prior oral or written representations or agreements, including advertisements and special offers. The pre-printed terms of this Agreement may only be modified by the Managing Member of Rocket Storage, LLC.

AGREEMENT TO MEDIATE

Realizing that in Self-Storage relationships there is always a possibility of differences of opinion or other disagreements and that what is most important is to resolve any disputes amicably, quickly, inexpensively and professionally and to return to business as soon as possible, it is with that spirit of cooperation that the FACILITY and RENTER pledge to resolve differences and to use the procedures specified in this Rental Agreement. Therefore, FACILITY and RENTER agree as follows: With the exception of non-payment of rent and FACILITY's right to conduct a lien sale, declare an abandonment, or evict as a result of Default under this Rental Agreement, or apply a security deposit, if any: that any litigation, claim, dispute, suit, action, controversy, proceeding or otherwise ("claim") between or involving FACILITY and RENTER, whether arising out of or relating in any way to this Rental Agreement and/or any other document, any alleged breach of any duty, or otherwise will be submitted to non-binding mediation before any mediation organization approved by FACILITY and RENTER located within 20 miles of the FACILITY. In the mediation, FACILITY and RENTER shall each be represented by an individual authorized to make binding commitments on their respective behalves and may be represented by counsel. In addition, FACILITY and RENTER may, with permission of the mediator, bring such additional persons as are needed to respond to questions, contribute information and participate in the negotiations. The fees and expenses of the mediator shall be shared equally by the FACILITY and RENTER. The mediator shall be disqualified as a witness, consultant, expert or counsel for any party with respect to the dispute and any related matters.

AGREEMENT TO ARBITRATE

In the event the parties are unable to resolve any dispute by mediation, the parties agree that such claims shall then be resolved by final and binding arbitration in front of a single mutually agreeable arbitrator as administered by the American Arbitration Association (AAA) under its applicable arbitration rules for expedited arbitration. The election by either party for binding arbitration may be made at any time, shall be in writing and shall be served on the other party in the proper manner. All such Arbitration proceedings shall take place at such location as is specified by the FACILITY. Each party shall bear its own costs and fees, including travel expenses, out-of-pocket expenses, witness fees, and attorney's fees and expenses. The fees and expenses of the arbitrator, and all other costs and expenses incurred in connection with arbitration, shall be shared and borne equally by the FACILITY and RENTER.

ACKNOWLEDGEMENT OTHER THAN SIGNATURE

If this Rental Agreement is executed by the RENTER by an electronic signature generated by a computer or mobile device, then RENTER agrees that they have read and agree to the terms and acknowledge that the electronic signature shall bind the RENTER and be of the same quality as if the RENTER signed the document in person.

ACKNOWLEDGEMENT

The undersigned RENTER has read and understands this Rental Agreement in its entirety and agrees to be bound by its terms and conditions.

IN WITNESS WHEREOF, the parties have caused this Rental Agreement to be executed by signing in the space below.

RENTER

Signature of Renter Date

Print Name of Renter

ROCKET STORAGE, LLC

Signature

Date

Rocket Storage, LLC.

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