

BULLDOG SAFE STORAGE

(A SUBSIDIARY OF BULLDOG MANAGEMENT, LLC)
5311 NORTH STREET, CANANDAIGUA, NEW YORK 14424
585-747-4276

RENTAL AGREEMENT

Unit Number _____ Size _____ Lease Start Date _____

Rental Rate _____ Key Pad Code _____ Expiration Date _____

Tenant Name _____

If Business; contact name:

Address _____ City _____ State _____ Zip _____

Home (____) _____ Business (____) _____ Cell (____) _____

Email _____ Driver's License Number _____

Employer Name _____

Employer Address _____

1. Rental of Unit: Owner hereby leases to Tenant the storage unit described above, term of occupancy to commence on the lease date above and shall expire either on the expiration date set forth above.

2. Rent: Monthly rent is payable to **Bulldog Management LLC, 350 Clover Hills Drive, Rochester, New York, 14618**, in advance on the first day of each month during the lease term. Rent for the first month must be paid prior to occupancy. A late charge of 6% shall be payable by Tenant for each month rent is not received by the Owner **on or before the 5th of the month**. Owner may increase rent by giving thirty (30) days notice of the increase. Returned checks shall incur a \$30.00 per incidence fee.

*** Notice: The monthly occupancy charge and other charges stated in this agreement are the actual charges you must pay.**

3. Security Deposit: Tenant shall pay to Owner a deposit of \$100.00 as security of damage Owner may incur as a result of Tenant's breach of this agreement, or Tenant's failure to clean and repair the unit or remove lock. The balance of the security deposit shall be refunded to Tenant within thirty (30) days without interest. In the event that the security deposit is insufficient to cover such damages incurred by Owner, the Tenant shall be liable for any excess. Tenant shall be further responsible for any legal expenses incurred by Owner for the collection of monies due. Tenant may not apply the security deposit as rent.

INITIAL _____

4. Use of the Unit: (a) tenant shall use the unit only for the Storage of Tenant's personal property, however said property shall not consist of any flammable or hazardous material of any nature, or any material in violation of any law or zoning, fire or other governmental rules or regulations. The unit shall not contain food or beverage or anything edible that may attract animals, rodents, insects, etc. The unit shall not be used for human or animal occupancy, to conduct a business, for cooking, sleeping or the consumption of alcoholic beverages, for car repairs or any dangerous activity, or in any way that is a nuisance to the Owner or other Tenants.

(b) Tenant shall maintain the premises in good condition and repair. At the expiration of the Agreement, the Tenant shall return the premise "broom clean" and in the same condition as at the commencement of the Agreement. Tenant shall be responsible for any damage caused to the premises as a result of Tenant's occupancy or acts.

(c) Tenant shall not make any alterations, install any fixtures, paint, mark, cut, drill or drive nails or screws into, or in any way deface or alter any part of the premises, nor shall Tenant place any sign on the premises. In the event of a violation hereunder, Tenant shall at his sole cost and expense, restore the premises to the original condition at the time of occupancy. Should Owner incur any expense as the result of Tenant's failure under this paragraph, Tenant shall be liable for any such expenses incurred by the Owner and for reasonable legal fees incurred by the Owner regarding the collection of such debt.

(d) Tenant shall, at all times during occupancy under this Agreement keep the unit locked with a heavy duty steel lock. If such lock is broken or damaged, Owner at his option, but without obligation or liability, place a lock on the unit. Tenant shall indemnify Owner against any cost or expense incurred by Owner under this paragraph.

(e) Tenant shall comply with any requirements of any governmental body having jurisdiction over the premises or insurance company insuring the Owner's interest in the premises.

5. Expiration: Upon expiration, Tenant shall remove all personal property from the premises. Owner may, at its' option, dispose of property not removed, at Tenant's expense, or retain same as abandoned property.

6. Default of Tenant: Each of the following events shall be deemed a default by Tenant in the terms of this Agreement: (a) Nonpayment of rent by the 5th day of the month for which the rent is due. (b) Abandonment of the premises by Tenant. (c) Failure to comply with any of the terms and conditions of this Agreement. Upon default, Owner may cancel this Agreement immediately upon notice to the Tenant.

7. Owner's Lien/Remedies: Owner has a lien upon all personal property stored in the unit for occupancy fees or other charges, present or future, as more fully described in New York Lien Law, Section 182. If the rent due is not paid by the 5th of the month, Tenant authorizes Owner to remove the contents stored by Tenant in the Unit, or place another lock on the Unit. If Owner must resort to litigation to remove rent, damages or occupancy, Tenant shall pay Owner's reasonable attorney's fees and court costs. In the event of the Tenant's default, Owner shall avail itself of any remedy provided by law or this agreement including, but not limited to the following, an exercise of one or more of the remedies shall not constitute a waiver of the Owner's use of any other rights:

(a) Owner may terminate this Agreement and may enter the unit and remove the contents thereof, disposing of said contents as provided in this Agreement, (b) Owner may recover the entire lease payments remaining for the balance of the lease term, (c) Owner shall have a contractual lien on all items stored in the unit without liability for trespass or conversion.

8. Risk of Loss: All property stored within the unit shall be stored at Tenant's sole risk. The Owner shall be indemnified and held harmless from leaks, shall not be held responsible for damage or loss to any of Tenant's property caused by third parties, other Tenants, rodents, insects, or acts of God.

INITIAL _____

9. Insurance: Any insurance carried by either the Owner or Tenant shall be for the sole benefit of the party carrying such insurance. BULLDOG SAFE STORAGE STRONGLY RECOMMENDS RENTERS INSURANCE.

10 Indemnification: Tenant agrees to indemnify and hold Owner harmless from any other person for any loss, claim, or expense resulting from the acts or omissions of any other Tenant or persons.

11. Condition of Unit: Tenant has inspected the unit and surrounding areas and found same to be in satisfactory condition. Owner has made no warranty or representation as to the condition of the Unit or to the remainder of the premises and shall not be liable for any visible or non-visible defect.

12. Inspection of Premises: Owner and/or its agents may enter the unit at all reasonable times, upon reasonable notice to Tenant except in the event of an emergency, for the purpose of making necessary repairs, inspection of the premises, showing of the unit to a prospective Tenant, purchaser or mortgagee. Tenant shall make the unit available for entry upon such notice, or failing cooperation of Tenant, Owner may cause any lock to be removed at Tenant's expense and enter the unit without liability to Tenant.

13. Assignment: Tenant may not assign this agreement or sublet the Unit or give any other person the right to use the Unit without prior consent of Owner.

14. Notices: Any notice given pursuant to this agreement shall be in writing, delivered in person or by registered/certified mail, return receipt requested, addressed to the party at the address designated herein. Said address may be changed by written notice to the other party.

15. Subordination: This lease/agreement is subordinate and subject to any mortgage now or hereafter affecting the premises and Tenant shall execute any subordination instrument which may be requested by any mortgagee.

16. Validity: The validity of any provision of this Agreement shall in no way affect the enforceability of any other provision hereof.

17. Access: It is agreed that Tenant will have access to the leased premises/unit via a personal key pad code.

18. Tenant shall comply with all of Owner's rules and regulations, including any additional or future ones adopted by the Owner.

INITIAL _____

**BULLDOG SAFE STORAGE
TENANT AGREEMENT**

I understand that in signing this agreement, I agree to all of the terms and conditions of the Lease and also to the following additional terms:

My Security Deposit shall be refunded to me after the Unit is surrendered and the condition of the Unit assessed for cleanliness and damages.

I understand that if there is damage and the Unit is not in broom clean condition, I will forfeit my security deposit.

I further understand that for security purposes, I will need to put my own lock on my storage unit.

I also understand that should I terminate the Lease before I occupy the Unit, (within 72 hours) my security deposit will not be refundable.

BULLDOG SAFE STORAGE

TENANT NAME (PLEASE PRINT): _____

SIGNATURE: _____

DATE: _____

INITIAL _____

BULLDOG SAFE STORAGE
(A SUBSIDIARY OF BULLDOG MANAGEMENT LLC)
350 CLOVER HILLS DRIVE, ROCHESTER, NEW YORK 14618
585-747-4276

Preferred method of payment: () Cash () Check () Credit Card

MONTHLY CREDIT CARD PAYMENT AGREEMENT

Today's Date _____ Customer Unit # _____

Customer Account Name _____

Name on Card _____

Billing Address _____ Zip _____

Type of Card: () VISA () MASTERCARD () DISCOVER

Account# _____ EXP. Date _____ V-code _____

Amount \$ _____ Start Date _____ End Date _____

Mail Copy () Yes () No

Address _____ City _____

State _____ Zip _____

Keep copies attached to your contracts

I, _____ (print name as it appears on the card) hereby authorize BULLDOG MANAGEMENT LLC to debit my credit card on the 1st of each month. If the date falls on a weekend or holiday, I understand my account will be debited on the next business day.

Signature _____ Date _____

INITIAL _____