

Alaska Container Cache, LLC
1907 Post Road
Anchorage, AK 99501
(907)276-0223

Term/Rent: By placing your
initials here, _____ you
understand you rent on a
month to month basis only.

RENTAL AGREEMENT

DATE: _____ OCCUPANCY DATE: _____ SIZE(s): _____

RENT: \$ _____ /MONTH UNIT #'s: _____ (ADDITIONAL SPACE ON BACK)

TENANT/BUSINESS NAME _____
(LAST) (FIRST) (INITIAL)

DRIVERS LICENSE # _____ STATE ____ EXP ____ / ____

MAILING ADDRESS _____
(ADDRESS)

(CITY) (STATE) (ZIP) NAME _____
(IF BUSINESS)

PHONE _____ - _____ - _____

ALTERNATE CONTACT _____
(NAME) (ADDRESS)

(CITY) (STATE) (ZIP) () -
(PHONE)

DELIVERY ADDRESS _____
(ADDITIONAL ADDRESSES ON BACK) (ADDRESS)

(CITY) (STATE) (ZIP) () -
(PHONE)

ONSITE CONTACT _____ () -

1ST MONTHS RENT: _____ ROUND TRIP DELIVERY/ PICKUP: _____

TOTAL DUE AT SIGNING: _____

CREDIT CARD _____ - _____ - _____ EXP: ____ / ____ SEC: _____

CREDIT CARD BILLING ADDRESS _____
(HOUSE #) (ZIP)

I _____ REPRESENTING _____
(PRINT) (BUSINESS/SELF)

HAVE READ THIS AGREEMENT AND AGREE TO THE TERM DESCRIBED WITHIN AND WILL HONOR THIS AGREEMENT.

SIGNED: _____ DATED: ____ / ____ / ____

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ADDITIONAL UNIT # _____ **SIZE** _____ **MONTHLY RATE \$** _____

ROUND TRIP DELIVERY \$ _____ **DELIVERY DATE** ____/____/____

(ADDRESS) (CITY) (STATE) (ZIP)

ONSITE CONTACT _____ (_____) _____ - _____
(NAME) (PHONE)

OFFHIRED DATE ____/____/____ **BY:** _____ (_____) _____ - _____

ADDITIONAL UNIT # _____ **SIZE** _____ **MONTHLY RATE \$** _____

ROUND TRIP DELIVERY \$ _____ **DELIVERY DATE** ____/____/____

(ADDRESS) (CITY) (STATE) (ZIP)

ONSITE CONTACT _____ (_____) _____ - _____
(NAME) (PHONE)

OFFHIRED DATE ____/____/____ **BY:** _____ (_____) _____ - _____

ADDITIONAL UNIT # _____ **SIZE** _____ **MONTHLY RATE \$** _____

ROUND TRIP DELIVERY \$ _____ **DELIVERY DATE** ____/____/____

(ADDRESS) (CITY) (STATE) (ZIP)

ONSITE CONTACT _____ (_____) _____ - _____
(NAME) (PHONE)

OFFHIRED DATE ____/____/____ **BY:** _____ (_____) _____ - _____

Tenant(s) agree that the relationship between tenant(s) and the Landlord is that of LANDLORD and TENANT(S) and not that of BAILOR-BAILEE and that Landlord shall have no care, custody, control of tenant(s) property.

RENTS: Tenant(s) agree to pay first months rent or a proration thereof and a bookkeeping fee upon signing this Rental Agreement and all subsequent monthly rents on or before the due date of each month. Due date may vary according to payment and may not be the date stated on this agreement.

LATE FEES: Failure of tenant(s) to pay rent on or before the due date of the month for which said rent is due and the expiration of the ten day grace period, shall cause a \$25 late fee to be charged and tenant(s) will be denied access and locked out until all monies owing are paid including late fees.

N.S.F., RETURNED CHECK FEE/ SERVICE FEE: A tenant(s) check which has been returned as insufficient funds, account closed, or returned for other reason, shall cause a \$50 service fee to be added to the rental due. Payments represented by the returned check shall cause the due date to revert to the due date prior to the returned check and shall cause a \$25 late fee to be assessed. Tenant(s) understand and agree, that for six months after a returned check, ONLY A MONEY ORDER, CASHIERS CHECK, CASH WILL BE ACCEPTED AS PAYMENT. Landlord may terminate this Rental Agreement upon three days written notice in the event tenant(s) fail to pay all monies owed be paid in full before releasing the unit(s) to tenant(s)

RENT RAISES: Landlord shall reserve the right to change the rate on a unit from time-to-time as deemed necessary, with a 30 day notice to tenant.

TENANT OBLIGATIONS: Tenant(s) shall not assign this rental agreement or sublet any part of the unit(s). All occupants of the unit must be disclosed to Landlord and recorded on this rental agreement. Landlord must be notified of changes in address and phone numbers to be added to this rental agreement.

STORAGE USE: Tenant(s) agree to comply with All existing laws and will not use the premises or unit(s) for any unlawful purpose and shall not store any in-flammable, combustible, explosive, corrosive, perishable, noxious or dangerous materials and shall not place any item or material outside the unit. Any item found outside the unit shall conclusively be presumed to have been abandoned and will be disposed of without any liability to tenant(s) or other persons. Landlord shall have the right to enter the unit when deemed necessary, without permission or notice, for inspection to protect the site premises, or to verify that the unit is still occupied. Tenant shall not deface the unit nor attach shelving, hooks, brackets, nails, etc. To walls, ceilings, and doors.

INSURANCE COVERAGE: Landlord CARRIES NO INSURANCE ON TENANT(S) STORED ITEMS OR PROPERTY. Tenant(s) agree that Landlord shall have no liability whatsoever for damage or loss to Tenant(s) property in the unit caused by Weather condition, Theft, Fire, Vandalism, Water, Dust, Explosion, Rodents, Insects or any other causes whatsoever. IT SHALL BE THE SOLE RESPONSIBILITY OF TENANT(S) TO INSURE TENANT(S) OWN PROPERTY AND NOT THAT OF THE LANDLORD. TENANT(S) AGREE TO HOLD LANDLORD HARMLESS AND LOOK TO TENANT(S) OWN, IF LOSS SHOULD OCCUR TO TENANT(S). LANDLORD SHALL NOT BE DEEMED TO HAVE PROVIDED, OR TO HAVE AGREED TO PROVIDE ANY SECURITY PROTECTION TO TENANT(S) PROPERTY.

LOCKOUT: Landlord has the right to place its own lock on units of accounts who have past due balances or have violated this agreement incurring an additional fees of \$50 per unit. Landlord and its employees/ agents have the right to enter any private property or facility to fulfill its rights under this agreement. Removal of the Landlords locks or devices will incur additional fees of no less than \$200 to the tenant(s) account.

LIEN: All goods and property stored by the tenant(s) or unknown occupants of said unit(s) the day following the day of termination of this rental agreement, or demand of full payment of monies owed or on the fifth day following the date that rents or other monies herein provided to be paid by tenant(s) remains delinquent and unpaid shall be considered abandoned and the Landlord shall have the right to lockout the tenant(s) and deny access to the contents thereof until such time as the tenant(s) has made full payment of all monies due and owing. Tenant(s) agree that the Landlord shall have a lien on any goods or property in said unit(s) to secure payment of delinquent rents, charges, costs or other monies owed. Tenant(s) agree to turn over immediately, upon, demand, all titles to vehicle(s) stored upon the premises upon enforcement of lien by Landlord. And all costs of title enforcement by Landlord shall be paid by tenant(s).

USE OF THIS SPACE shall be covered under Alaska Statutes 34.35.175.220 and 225. Also A.S. 45.07.209, which give Landlord a lien on the stored property which may be enforced by the sale of this goods if rent is not paid timely. Landlord retains the right to initiate enforcement of its lien by sale of the stored personal property 15 days after due date. Sale of this stored property pursuant to the lien may occur no less than (30) days after the due date of such rent.

If tenant(s) default on the rent payment or any other monies due under this agreement, or any part thereof, and such default shall continue for a period of ten days from due date, or fails to remedy any other default under this agreement three days after Landlord has demanded that such default be remedied, or if tenant(s) vacates or abandons the property, Landlord may, at their option, terminate this rental agreement, without notice and may immediately, or at any time thereafter re-enter and take possession of said unit according to Alaska Law. Landlord has the right, without consent of tenant(s) to cut the padlock on the unit(s) in question to verify the tenant(s) still occupies the unit and has not vacated the unit and left the padlock on a vacant unit. If the unit is found to be empty of all contents and Landlord cannot contact the "tenant(s)", Landlord may assume tenant(s) vacated without notice and reclaim said unit and rent the unit to new tenant without obligation of whatever kind to the past tenant(s). THIS APPLIES WHEN LANDLORD HAS RECEIVED NO ACTION OR RENT PAYMENTS ON SAID UNIT.

Tenant(s) warrants that all goods and personal property to be placed in the unit SHALL BE TENANT(S) OWN PROPERTY and shall be subject to levy and sale by Landlord.

In the event tenant(s) shall default in the performance of the conditions and covenants to be performed by tenant(s) under this agreement, then and in that event, tenant(s) shall make payment of all costs and expenses, including attorney's fees incurred by Landlord in enforcing the terms of this agreement or the covenants herein. Alaska State Laws shall extend to and be bonding upon the parties hereto, their heirs, executors, and assigns.

ALL REMEDIES HERIN BEFORE GIVEN AND ALL RIGHTS AND REMEDIES NOW IN EXISTENCE OR HEREINAFTER GIVEN TO LANDLORD BY LAW EQUITY SHALL BE CUMULATIVE AND CONCURRENT.

TENANT(S) AGREE TO ABIDE BY ALL RULES AND REGULATIONS OF THIS FACILITY AS MAY BE PROMULGATED BY LANDLORD FROM TIME TO TIME

TENANT(S) IS RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED ON THE GROUNDS AND TO THE PROPERTY OF ALASKA CONTAINER CACHE, LLC EITHER BY THE TENANT(S), PERSONS ACCOMPANYING TENANT(S) OR PERSONS SENT TO THE PROPERTY BY TENANT(S) INCLUDING DELIVERY PERSONS, AND SHALL PAY ALL DAMAGES AND COSTS OF REPAIRS AND SERVICES THAT SHALL BE CAUSED.

VACATE MEANS: Tenant: removes lock from unit(s) and removes all stored items from the unit and leaves the property, then the unit(s) revert back to the Landlord for rental to new tenant without obligation to the vacated tenant. If my rental is not cleaned I will be billed \$75 an hour in cleaning fees.

Tenant(s) agrees to maintain current personal records at Landlords files. Failure to do so shall be reason for default.

I UNDERSTAND THIS IS A LEGALLY BOUND DOCUMENT AND MY SIGNATURE IS ACCEPTANCE OF THE AGREEMENT FOR THE TENANT(S)

Signature: _____