

NAROOMA SELF STORAGE - UNIT RENTAL AGREEMENT

Conditions of Rental

Use and Occupancy in Compliance with the Law

The premises are only to be used for the storage of personal property and goods owned by the Tenant/s. Tenant/s must not store inherently dangerous goods including but not limited to the following in the sheds:-

- Explosives / Flammable Goods and Fuel of any type
- Stock Food / Pet Food / Perishable Food
- Gas Bottles or other Pressurized Vessels and Containers
- Firearms and Ammunition
- Legally prohibited substances including Drugs and Chemicals
- **NO ONSITE SALES PERMITTED** (Garage Sales etc)

Tenant/s shall not commit/cause any act that creates/may create nuisance in/upon/connected with the premises. Tenant/s shall not wash/clean any person property including cars/boats/caravans at the premises. No painted or other signs shall be placed on the leased premises.

Conditions and Alterations of Premises

Tenant/s has examined the premises and hereby accepts them as being in good condition and will pay the Lessor/Landlord promptly for any repairs to the premises caused by the Tenant/s misuse/negligence. The Tenant/s will make no alterations/improvements of the premises.

Rent

Please Note: All rental payments are to be paid in advance at all times

Rent is the sum of \$ _____ per month inclusive of GST, payable in advance.

Monthly statements will be issued to the Tenant/s by chosen method as stated on page 3 of this agreement leaving full payment the entire responsibility of the Lessee. If the payment remains outstanding fourteen (14) days following the issue of the statement, the emergency contact will be contacted requesting immediate payment.

Bond

Bond (if applicable) is the sum the equivalent of one months rent and the Tenant/s acknowledges that he/she/they are aware that the security deposit should not be regarded by him/her/them as rental paid of due at the expiration of the Tenancy. This security deposit may also be withheld in order to cover any/all outstanding rent arrears and administration fees still owing at the expiration of the lease.

Vacation of the Unit

Upon intending to vacate the unit, the Tenant/s **must formally give the Lessor/Landlord 14 days notice, in writing, of the intended date of vacation.** If the Tenant/s fails to give due notice, the Lessor/Landlord may withhold part/all of the Bond to pay for removal/cleaning costs of any remaining rubbish/damage.

Abandonment

In the event the rent falls into arrears for more than one (1) month, the Tenant/s hereby grants the Lessor/Landlord the right to terminate their tenancy. The Tenant/s will be notified of the outstanding debt, and if this is not paid within seven (7) days, the Lessor/ Landlord will deregister the Tenant/s access from the gate system, place a lock upon the Tenant/s shed, hold the Tenant/s goods in a safe place for thirty (30) days and re-let the shed. If the debt is still outstanding at the expiration of the thirty (30) day holding period, the Tenant/s goods shall be sold and any bond placed at the beginning of the tenancy shall be forfeited to recoup the rent arrears and administration fees.

Assignment of Sub-Letting

Tenant/s shall not sub-let or assign all/portions of the premises or Tenant/ss interest there-in without the prior written consent of the Lessor/Landlord.

Legal Fees

If the Lessor/Landlord brings legal action against the Tenant/s, to recover any sums due under a breach of this agreement, the Tenant/s shall be responsible for payment for all costs, expenses and reasonable fees.

Liabilities

Tenant/s shall hold the Lessor/Landlord harmless from all claim of loss/damage to property or injury to/death of person/s caused by negligence of the Tenant/s. The Tenant/s will be **responsible for providing the contents insurance/locking devices deemed necessary in relation to the Tenant/s stored goods on the premises.** The Tenant/s hereby expressly relieves the Lessor/Landlord from any/all liability to damage to the Tenant/s property/personal effects arising due to water leakage, breaking pipes, theft, fire or other cause beyond the reasonable control of the Lessor/Landlord.

Rules

Tenant/s agrees to abide by all the rules and policies in the signed agreement and those alterations that may occur to the aforementioned agreement. Lessor/Landlord agrees to supply written copies of the said rules to the Tenant as they now exist and as they may be modified in the future.

Other

Please be advised that we require all our Tenant/s to be a minimum of one (1) month in advance with their rental payments and we may issue you with a notice to seize your goods of this becomes more than one (1) month in arrears.

Rent will be calculated monthly/weekly from the date of this agreement until the Tenant/s gives written notice of intended vacation.

The Lessor/Landlord reserves the right to increase rental charges annually on March 1st each year. Tenant/s will be notified of any increases in writing in the first week of February annually.

I HEREBY DECLARE THAT ALL THE INFORMATION DISCLOSED ON THE ABOVE AGREEMENT IS TRUE AND CORRECT

I HEREBY DECLARE THAT I HAVE RECEIVED A DUPLICATE OF THIS RENTAL AGREEMENT WHICH I HAVE FULLY READ, AND AGREE TO COMPLY WITH ALL THE LISTED CONDITIONS OF THIS LEASE AGREEMENT

This agreement has been executed on the: _____ day of _____ 20____.

TENANT/S

FOR NAROOMA SELF STORAGE (Lessor/Landlord)

General Information

Lessor: Narooma Self Storage
Address: 6 Hopkins Place NAROOMA NSW 2546
Postal Address: PO Box 491 NAROOMA NSW 2546
Telephone: 0474 879 585

TENANT/S Name: _____
Address: _____

Home Phone _____

Mobile Phone _____

Email _____

D/Licence No _____

EMERGENCY CONTACT: Name _____

Phone Contact _____

Relationship _____

Please be advised that the person designated as emergency contact for the sake of this agreement must be contactable if unforeseen circumstances occur and we cannot contact the Tenant/s.

PREMISES: Approximate Hire Period: _____

Unit No: _____

Size: _____

Rent: \$_____ Per Month

Start Date: _____

Date Payable: _____ of every Month

RENT PAID TO: Account Name Narooma Self Storage
Bank NAB
BSB No 082 432
Account No 78395 2699
Reference No Surname & Unit No

All rent and bond payments to be paid direct into the above account. We recommend you set up a 'Direct Debit' with your bank to simplify the payment process. Please ensure with all payments to use your **Surname and Unit Number** as the Reference on the remittance

BOND AMOUNT (If Applicable) \$_____