Safe and Secure Parking
2601 S. Holt Rd.
Indianapolis, IN, 46241
(317) 562-0053

This is a rental agreement between [[CUSTOMER_NAME]] (hereinafter referred to as "Tenant") and Safe and Secure Parking (hereinafter referred to as "Management").

Management does hereby rent to Tenant storage unit # [[UNIT]] Size: [[UNIT_SIZE]] in a building located at 2601 S. Holt Rd., Indianapolis, IN, 46241, to be used as storage for personal or business property for the monthly rate of [[RENT]], payable on the first (1st) day of each month hereafter. Management acknowledges receipt of payment as follows:

[[RENT]]: First month's rent. This was prorated to carry tenant until the end of the entry month.
Tenant agrees to provide their own lock

[[TRANSACTION_PAYMENT_AMOUNT]] Total payment received. Gate access code: [[CUSTOMER_ACCESS_CODE]]

AUTOMATIC RENEWAL: This agreement will automatically renew each month until the Tenant provides Management with ten (10) days written notice of their intention not to renew.

PAYMENT: Payment is due the 1st day of each month to Safe and Secure Parking at the address listed below. We will not send a bill or statement via conventional mail, however our software will automatically generate an emailed invoice each month. Please pay by check, money order, or credit card; cash is not accepted. In order to avoid responsibility for the next month's rent, Tenant must give Management written notice of intent to vacate the unit ten (10) days before the next rental payment is due. All payments made to Management pursuant to this agreement will be applied first to administrative and late charges, if any, then the balance to accrued and unpaid rent.

LATE CHARGE: Rental payments made on or after the 5th day of the month are subject to a $10.00 late charge. A returned check is subject to a charge of $ 25.00. Mailed payments must be postmarked by the 5th day of the month to avoid the late charge.

INSURANCE: Tenant acknowledges that Management does not provide or carry insurance that covers any loss whatsoever Tenant may incur as a result of renting the space. All property stored in the space shall be at Tenant's sole risk. The property stored, or to be stored is **NOT** insured by the operator against loss or damage. B

Refunds: There shall be no refunds issued for space not used by the tenant.

Acknowledgements: THE OWNER IS NOT RESPONSIBLE FOR ANY DAMAGES THAT MAY OCCUR TO THE TENANTS PROPERTY WHILE ON THE PROPERTY, I.E. THEFT, REPOSESSION OR ANY DAMAGES THAT MAY OCCUR AS A RESULT OF BEING ON THE PROPERTY. All efforts will be made to preserve the integrity of the tenants property but the owner is not bound to insurance of that integrity. You may park at your own risk. This facility only provides storage space. Safe and Secure Parking will not be held liable for property of any nature that my be damaged, lost, stolen, acts of God or that may fall under any circumstance as a result of storing on the property. To ensure safety please remove all keys from units, lock vehicles and place locks on all doors and kingpins.

TENANT ACKNOWLEDGES THAT HE/SHE HAS READ THIS AGREEMENT, ACCEPTS AND AGREES WITH THE CONDITIONS ATTACHED TO THIS AGREEMENT, AND HE/SHE AGREES TO BE BOUND BY THEM.

Move in Date: [[RENTAL_MOVE_IN_DATE]]

CUSTOMER: [[CUSTOMER_NAME]]

ADDRESS: [[CUSTOMER_STREET_ADDRESS]]

CITY/ST/ZIP: [[CUSTOMER_CITY_STATE_ZIP]]

PHONE: [[CUSTOMER_PHONE_NUMBER]]

LICENSE#: [[DRIVERS_LICENSE_NUMBER]]

E-MAIL ADDRESS: [[EMAIL_ADDRESS]]

Remit payments to:
1) Safe and Secure Parking
2601 S. Holt Rd.
Indianapolis, IN, 46241
2) https://www.safeandsecureparking.com

Thank you for choosing Safe and Secure Parking! We appreciate your business, and we look forward to your having a pleasant experience renting from us. If we can be of help, please let us know.

Conditions: Safe and Secure Parking Rental Agreement

USE OF SPACE: Do not store any materials that are perishable, flammable, explosive, illicit, hazardous, contraband, or other goods prohibited by law. This space is to be used for storage, only. Any activity such as automobile or truck repairing, painting or carrying on a business on the premises is prohibited.

TERMINATION OF OCCUPANCY: This rental agreement shall run for the period covered by the initial payment (if any) and til December 31st of the same year. The agreement is made on an annual basis based upon the specified amount. The specified amount shall be paid in monthly installments or all at once. Management may terminate this rental agreement without notice to Tenant if Tenant is in breach of any of the terms of this agreement. Tenant agrees to return control of the space to Management upon termination of this agreement. This agreement may will become null and void if the tenant or company becomes insolvent or loses any authority or contract that permits it from operating. The storage space must be emptied, and left in good condition, subject only to normal wear and tear, and must be ready to rent to others. Fees are not pro-rated when the unit is vacated; a full month's rent is due if the unit is not vacant by the first (1st) day of the month. There will be no reimbursements If tenant leaves early.

INSURANCE: Management does not assume any liability for the items stored in your unit. Management does not carry insurance that covers any loss whatsoever Tenant may incur as a result of renting the storage unit. All property stored in the storage unit shall be at Tenant's sole risk. Tenant expressly releases Management from any loss or damage to Tenant's property caused by fire, theft, water, rain storms, tornado, explosions, rodents, insects, civil disturbances, or any other cause whatsoever. Management is not liable to Tenant and/or Tenant's guests or invitees or agents while on or about Management's premises. Tenant is encouraged to seek additional insurance or check their existing policies (which is usually not expensive) insurance.

LATE PAYMENT: If we have not received payment by the 6th day of the month, your gate access will be denied automatically by the gate software, the unit will be overlocked, and a $ 10.00 late fee will be due. Access will not be granted until all payments and fees due have been paid. Please be aware that Our gate software is automated and the software will automatically deny your access code if payment has not been made.

ADDITIONAL ACTION: If we have not received payment by the 20th day of the month, we will start the process to put your unit up for public or private auction. A partial payment will not stop fees or official procedures. Any agreement between Tenant and Management to extend payment dates or to defer the sale/auction of goods must be in writing and signed by both Tenant and Management to be binding. In the event of Tenant's failure to pay rent by the 20th of the month, Management shall be entitled to immediate possession and may exercise any remedies available by law. Management may remove Tenant's lock at Tenant's expense to appraise stored goods for sale. The administrative fee for lock cutting is $ 25.00. The administrative fee for the auction process is $35.00. Management may move property to another location, and Tenant agrees to be solely liable for any damage, loss, or expenses incurred by this action.

RETURNED CHECKS: A $25.00 fee is automatically charged for all returned checks and will be considered part of the rental. The agreement will be considered in default, gate access will be denied, and the unit will be over locked until the amount of the returned check, the returned check charge, and any additional charges and fees due are paid in full. Payment must be made by money order or certified check. When there is a returned check, all future payments must be made by money order or credit card.

LIEN: TENANT SPECIFICALLY GRANTS TO MANAGEMENT A LIEN ON THE STORED PERSONAL PROPERTY, ENTITLING MANAGEMENT TO SELL ALL THE PROPERTY STORED IN THE UNIT IF PAYMENT HAS NOT BEEN RECEIVED FOR A CONTINUOUS TWENTY DAY PERIOD WHEN DUE. Management will be entitled to take possession of the goods in the storage space and will have a lien on all personal property stored in the unit to cover rents and fees due, labor, or expenses reasonably incurred in the sale of such property in accordance with the provisions of Georgia Self Storage Law. All moving, storage, and/or sales costs associated with the sale or auction of the goods shall be borne by the Tenant. AFTER A LIEN AGAINST THE PROPERTY IN THE UNIT ARISES, ONLY PAYMENT IN FULL OF AMOUNTS DUE WILL BE ACCEPTED TO SATISFY THE LIEN. Partial payments will not stop any auction procedures or legal action.

RENT/FEE INCREASES: The monthly rental rate, clean-up fee, late charge, cut-lock charge, returned check charge, and other administrative charges are subject to increase at the discretion of Management. Tenant will be given thirty (30) days' written notice of such increases, and this agreement shall be deemed to have been so altered if Tenant continues his/her occupancy beyond the effective date of the increase(s). A new rental agreement is not necessary for such increases; all other terms of this agreement shall continue in force.
ASSIGNMENT OF SUBLETTING: Tenant shall not assign this lease or the unit or any part thereof, nor sublet the unit or part thereof, without advance written consent of Management.

RISK OF LOSS OR DAMAGE:Owner shall have no liability for damage to or loss of property place in Tenant's Storage Space caused by heat, cold, theft, vandalism, fire, water, winds, dust, rain, explosion, rodents, insects or any other cause whatsoever. Owner carries no insurance covering damage to or loss of Tenant's property. Tenant shall maintain a policy of fire and extended coverage insurance with theft, vandalism and malicious mischief to the extent of 100% of the replacement value of Tenant's property. To the extent Tenant does not maintain such insurance, Tenant agrees to "self insure" Tenant's property to the same extent as such a policy would have provided. Owner shall not be deemed to either expressly or impliedly provide any security protection to the Tenant's property stored in the Storage Space. Any security devices which Owner may maintain are for Owner's convenience only. Owner may discontinue its use of any security device in whole or in part at any time without notice to Tenant. Owner shall not be liable to Tenant or Tenant's invitees for personal injuries or damage to Tenant's property caused by any act or negligence of Owner or any other person on the premises. Tenant hereby agrees to indemnity and to hold harmless Owner from any and all claims, including claims for which Owner is or is alleged to be negligent, for damages to property or personal injury and costs, including attorneys' fees, arising from Tenant's use of the space.

ATTORNEY FEES: In the event that Management is required to obtain the services of an attorney to enforce any of the terms of this rental agreement, Tenant agrees to pay reasonable attorney's' fees and associated costs in addition to other amounts and fees due under this agreement.

ADDITIONAL CHARGES: If there is damage done to the property i.e. damage to the fence or anything that may be deemed damage the tenant will be asessed a $250 fee per occurance automatically deducted from the credit card on file. If the tenant leaves trash on the property that has to be cleaned up by the owner a $100 fee will be asessed to the tenant per occurance automatically deducted from the credit card on file.

EMERGENCIES/INSPECTION: In the event of an emergency, Management will have the right to enter the storage area with whatever reasonable force is necessary. Management may deny access to the premises in the case of inclement weather or emergencies. Management reserves the right to enter the storage unit for the purpose of inspection to see that the terms and conditions of this rental agreement are being complied with.

CHANGES IN CONTACT INFORMATION: Tenant must inform Management of any changes in his/her contact information, including mailing address, phone number, e-mail, etc., via a written and signed notice or by logging in at Watertoystorage.com within twenty (20) days of such change. Until Management receives this notice, the only legally valid contact information is that entered on the rental agreement.

WAIVER AND ALTERATIONS: No terms of this rental agreement may be altered and no conditions shall be waived except by written agreement of both parties.

AGENT: Any right granted herein to Management may be exercised by Management's agent or appointed representative.

PARTIES BOUND BY AGREEMENT: The terms of this agreement shall be binding upon and shall extend to the parties hereunder, their heirs, executors, administrators, and assigns. The tenant has a private access code and should not give it out to anyone except employees. The tenant is responsible for Anyone who their code is given to and their actions while on the property including loss, damages and theft.

THESE CONDITIONS ARE PART OF YOUR RENTAL AGREEMENT AND WILL BE STRICTLY ENFORCED, WITH NO EXCEPTIONS.