



LEASE INFORMATION

Renner Storage
25524 472nd Ave.
Renner, SD 57055
605-359-6085

Web: www.rennerstorage.com

Email: trt@alliancecom.net

Welcome! The following information is for your reference. It contains some important suggestions and pertinent information about the policies of this self storage facility.

1. Your monthly rent is due on the first (1st) of each month.
2. You will be invoiced on or around the 20th of each month. Please mail your payment or put it in the drop box at Renner Storage. We also have autopay for credit cards and checking/savings accounts. There is a 2% processing fee for each charge on the credit card.
3. Past Due Notices are sent on the 7th of the month if payments have not yet been received. A courtesy text or call will occur on the 9th of the month as a reminder that your rent is due.
4. If we have not received your payment by 11th of the month, your gate access will be denied and you will be charged a late fee for each unit you have.
5. If your payment is not received by the 15th of the month, we will process your unit for public auction.
6. A partial payment will not stop fees or official procedures. Any agreement between tenant and management to extend payment dates or defer sale of goods must be in writing and signed by both management and tenant to be binding.
7. A \$10 fee is automatically charged for all returned checks as well as a late fee for each unit you rent.
8. We do not assume liability for the goods you store. Adding stored goods to an existing policy is generally quite inexpensive; we recommend contacting your insurance agency.
9. Do not use the rental unit for anything but DEAD STORAGE. Do not store any flammable, explosive or illicit materials. The unit is to be used for storage only.
10. The storage unit must be vacated on or before the last day of the month for which rent has been paid and all terms and conditions of this agreement are met by the tenant.
11. The storage unit must broom clean, emptied, in good condition - subject only to wear and tear - and ready to re-rent.
12. Tenant's lock must be removed upon termination of occupancy. Failure to remove lock will result in your being charged the next month's rental and late fees.
13. Gate is open 24 hours a day, 7 days a week.
14. We do not prorate when you vacate a unit. If your unit is not vacant on the first (1st) day of the month, a full month's rent is due. There are no exceptions!
15. Do not follow someone through the gate without first putting in your access code. The gate may close on you or you may not be able to exit.
16. Please keep us updated of any address changes and/or phone number changes. Until we are notified in writing with your signature, the only valid address and telephone number present is on the lease.
17. Please leave aisles clear and do not block another tenant's door.
18. Delivery drivers are to be met promptly and are not to block the front driveway or gate under any circumstances.
19. Throw rope under the door when closing it. When doing snow removal, the rope gets caught in the snow blower.
20. Tenant is responsible for snow removal for the first 2 feet in front of their door.
21. No littering, this includes cigarette butts. If caught littering on camera, there will be a \$25 clean up charge. If you have garbage, please use your own garbage container and dispose of properly.
22. No moth balls. You can use dryer sheets. We have a professional pest company hired.
23. We will strictly enforce all policies and conditions in our contract. We do not make exceptions!
24. Thank you! We appreciate your business and look forward to your having a pleasant stay with us. If we can be of further help, please let us know.

Tenant Signature

Date