

Bedrock Storage
2178 US Highway 50 East
Bedford, IN 47421

Rental Agreement with Self Storage Lien
Between Renter ("Renter") and Bedrock Storage

1. A \$15.00 (fifteen) dollar application fee plus 1 (one) months rent will be paid at the time of execution of this agreement. The monthly rates are not prorated and a full month payment will be owed, unless 6 days or less are remaining in the month. In the case of 6 or less days remaining in the month, the one-month rent will apply to the following month.
2. One free lock per door will be provided with each new rental agreement. Additional locks may be purchased for \$10.
3. Only 1 (one) lock is to be placed on each door. Additional locks will be removed at the renter's expense
4. Payments will be made to Bedrock Storage.
5. If Bedrock Storage finds the unit unlocked and vacant, Bedrock Storage may assume that the renter has moved and rent the space to someone else. If the renter leaves items/trash in the unit, the renter will pay a minimum \$25 cleaning fee. If unit is locked out, due to non-payment or missing lock, renter will owe all rent and fees prior to entry to unit.
6. Rent is due on the first of each month to Bedrock Storage, no bill will be sent. If rent is not received by the 5th day of the month, the renter will pay a \$15 late fee. If rent is delinquent past 30 days, Bedrock Storage may over lock the unit and the renter will pay all rent owed plus a \$15 late fee per month past due. If rent is 90 days delinquent, Bedrock Storage may sell or dispose of renter's property as described later including the backside of this agreement. See backside for description of lien and method of enforcement.

Mail Payment to: Bedrock Storage

1887 US Highway 50 East
Bedford, IN 47421
Phone (812) 277-9410

7. If renter changes his/her address or phone number, renter shall promptly notify Bedrock Storage in writing or by telephone.
8. Renter will store only property owned by him/her. The unit is not suitable for storage of irreplaceable, sentimental, valuable or precious property. Renter will not store items that are hazardous or illegal under federal state or local law or regulations. Renter will pay Bedrock Storage if renter damages the space or leaves it unclean. Bedrock Storage may limit the hours of operation, require renter to provide identification or develop other rules about access to the storage space. Bedrock Storage has the right to terminate this agreement at any time.
9. Bedrock Storage does not insure renter's property. Bedrock Storage is not liable if renter's property is stolen, damaged, lost or destroyed for any reason regardless of whether it is renter's fault or Bedrock Storage. Bedrock Storage is only renting space: Bedrock Storage is not taking responsibility for property renter may place in the unit. Renter must keep their rental unit locked at all times.
10. If someone else is going to take over the space, renter must notify Bedrock Storage and the person taking over the unit must sign a rental agreement. Renter will be responsible for all rent and late fees prior to the new agreement being signed.
11. If Bedrock Storage needs to enter the storage space to make normal repairs or alterations, renter will make a reasonable effort to grant Bedrock Storage access to the space. Bedrock Storage may remove the lock if a reasonable effort is not made. In an emergency, Bedrock Storage may enter the space at any time to make repair or to secure or protect renter's property. If necessary, Bedrock Storage can move the property into a different storage space either temporarily or permanently. If Bedrock Storage fails to secure or protect the property, the renter will not hold Bedrock Storage liable.
12. Renter shall indemnify and hold Bedrock Storage harmless against any and all claims, costs and expenses in any manner arising from renter's use or possession of the storage unit and against all loss, damage and expenses whatsoever arising from any action, suit or proceeding or otherwise on account of any personal injury or death or damage to property occasioned by the use of said storage unit. The indemnities contained in this clause shall survive the expiration, termination, or cancellation of this lease.
13. Should renter fail to make any of the payments as they become due or fail to preform any of renter's covenants, renter agrees to pay all of Bedrock Storage's reasonable attorneys' fees and collection costs and expenses associated with the enforcement of this agreement to the fullest extent permitted by law.

Agreed and accepted on Month _____ Day _____ Year _____

Unit number (s): _____

Application fee \$15.00 + Monthly payments \$ _____

Renter (sign) _____ Printed Name _____

IMPORTANT NOTICE TO RENTER

Bedrock Storage has a lien on your property for unpaid rent and other charges, your property may be disposed of or sold if you default under any part of this agreement, continuously, for thirty (30) days. This lien and its enforcement are authorized by state law.

- After you have been in default for thirty (30) days, Bedrock Storage may deny you access to your unit. Bedrock Storage may move your property from your unit pending its redemption, sale or disposal. Bedrock Storage will not be liable for the contents of the space after the lock is removed.
- Bedrock Storage will send your notice by certified mail, return receipt requested, to your last known address containing:
 - An itemized statement of the amount due and when the amount became due.
 - A demand for payment due at least thirty (30) days after the date of mailing.
 - A Statement that the contents of the renter's space are subject to the owner's lien.
 - A statement that you have been denied access to the space and whether your property has been moved to another suitable storage space.
- The notice will provide the name, address and telephone number of the person you may contact to respond to the notice.
- If you do not pay the claim in full by the date given in the notice, your property will be disposed of (or alternately, advertised for sale and sold) ninety (90) days from your default. You may redeem your property any time before the sale or disposal by paying the total amount due on your account, which will include other charges and fees in the enforcement of the lien as well as rent and late fees through the date of redemption.
- If your property is disposed of, Bedrock Storage will not owe you any money for your property and will not apply any credit to your account. You will continue to owe the full amount due on your account and it may be turned over to a collection agency.
- If your property is sold, any proceeds will be applied to the expenses off the sale, then to the balance due on your account. You will continue to owe any remaining balance, and your account may be turned over to a collection agency.
- If the self-storage lien laws are amended, Bedrock Storage will change its practices to meet the then current legal requirement.