



License Plate	Year	Make	Model
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P.O. Box 90665  
Anchorage, Alaska 99509  
907 348 7878

LANDLORD DOES NOT INSURE any personal properties stored on the space against property damage, loss or theft. TENANT ACCEPTS RESPONSIBILITY to provide all such insurance it may require.

\_\_\_\_\_ Rent payments are due on the 1st day of each month. If payment of rent is not received by such due date, such rent will be delinquent, a \$25 late fee will be charged, and access to the space may be denied by the Landlord.

\_\_\_\_\_ Landlord or Tenant may terminate this agreement without cause upon 30 days prior written notice to the other. Only personal properties owned by tenant may be stored on the space.

\_\_\_\_\_ The relationship between Tenant and Landlord is that of LANDLORD and TENANT, NOT BAILOR-BAILEE. Landlord shall have no duty to SECURE OR OTHERWISE PROTECT any personal properties stored on the space against damage, loss or theft, regardless of any applicable law to the contrary.

\_\_\_\_\_ I authorize A-1 to re-instate my original contract per my phone authorization, with any new changes to rules, rental rates, hours of operation etc. These changes if any have been explain to me by email or verbally over the phone.

**CHARGES, BILLING, PAYMENT** (Please initial one)

- \_\_\_\_\_ Invoicing (every 15 days, payable in advance)  
\_\_\_\_\_ Pre-pay ( Invoiced 15 days prior to end of pre-paid term)  
\_\_\_\_\_ Monthly Auto Credit Card ( See Below; Visa or MC )  
\_\_\_\_\_ One Time Charge/ Then Invoicing

**MONTHLY AUTO CC OR ONE TIME CHARGE**

Tenant hereby authorizes Landlord to sign on its behalf and charge its credit card account for all amounts due under this Agreement.

Name as it appears on the card \_\_\_\_\_

Zip code & billing address for this card \_\_\_\_\_

CC# \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

EXP# \_\_\_\_\_

CCV# \_\_\_\_\_

PAYMENTS CAN BE MADE TO ADDRESS ON THE FRONT OF THIS CONTRACT OR THROUGH THE MAIL SLOT LOCATED IN THE FRONT DOOR OF THIS OFFICE. TENANT HAS READ AND UNDERSTANDS ALL OF THE TERMS AND CONDITIONS OF THIS AGREEMENT, INCLUDING THE TERMS AND CONDITIONS ON THE REVERSE SIDE HEREOF, AND AGREES TO ALL SUCH TERMS AND CONDITIONS.

\_\_\_\_\_  
(Signature) Tenant

\_\_\_\_\_  
(Signature) Manager, A1 Park & Store, LLC

Date: \_\_\_\_\_, 20\_\_\_\_

Date: \_\_\_\_\_, 20\_\_\_\_



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#### **N.S.F. RETURNED CHECK FEE/SERVICE FEE**

Any Tenant's check which has been returned for insufficient funds, account closed or other reasons, shall cause a \$25 service fee to be added to the Rent due. For six months after a returned check only a money order, cashier's check or cash may be accepted by Landlord as payment.

#### **RENT INCREASES**

Landlord reserves the right to increase the Rent rate upon 30 days prior notice to Tenant.

#### **PARTIAL PAYMENTS**

Partial payments accepted by Landlord shall not be deemed to constitute a waiver of any of Landlord's rights or remedies under this Agreement.

#### **ASSIGNMENTS; SUBLEASES**

Tenant shall have no right, power or authority to assign this Agreement or sublet any part of the Space without the express prior written permission of Landlord, which may be withheld. No person may use the Space except for those other persons expressly named in this Agreement.

#### **SPACE USE**

Tenant shall not (a) use the Space for any unlawful purpose, (b) store any flammable, combustible, explosive, corrosive, perishable, noxious, dangerous, toxic or hazardous items or materials on the Space, and (c) store any item or materials outside the Space. Any items or materials stored outside the Space shall conclusively be presumed to have been abandoned and may be disposed of by Landlord without any notice to Tenant or any other person. Landlord shall have the right to enter the Space whenever it deems it necessary to do so, without permission or notice, for inspection.

#### **LANDLORD'S RIGHTS AND REMEDIES**

Use of this Space shall be governed by Alaska Statutes 34.35.175, .220, .225 and .290, which give Landlord a statutory lien on personal properties stored on the Space which may be enforced by a public sale of such properties if Tenant's obligations and liabilities under this Agreement are not fully, faithfully and timely performed and satisfied. Tenant also hereby grants Landlord an Alaska Uniform Commercial Code security interest in all of the personal properties it stores on the Space and the proceeds thereof as collateral for the full, faithful and timely performance and satisfaction of its obligations and liabilities to Landlord under this Agreement. If Tenant defaults in the payment of Rent, the performance of any of its other obligations, or the satisfaction of any liabilities owed by it to Landlord under this Agreement, and fails to completely cure such default within 3 days after Landlord has demanded that such default be cured or Tenant vacates or abandons the Space or any personal properties stored on it, Landlord may, at its option, terminate this Agreement without notice to Tenant and thereafter re-enter and take possession of the Space and the personal properties stored upon it, without prejudice to its other rights and remedies under this Agreement and applicable law, which shall be cumulative and concurrent. Such rights and remedies include the irrevocable right without the further consent of Tenant to cut any padlock, break any lock on and enter into and operate any personal properties stored on the Space to inspect, repossess and/or move such properties and re-rent the Space. In the event Tenant defaults in the performance of any of its obligations or liabilities to Landlord under this Agreement, Tenant shall be obligated to pay Landlord all of the reasonable actual costs and fees, including actual attorney's fees, incurred by Landlord in enforcing its rights and remedies under this Agreement. Interest on past-due monies owed by Tenant to Landlord under this Agreement shall accrue at the rate of 10.5% per annum or the maximum legal interest rate chargeable on such monies under a contract, whichever is less.

#### **RULES**

Tenant shall fully, faithfully and timely abide by all Rules pertaining to its use of the Space that are promulgated by Landlord from time to time, including those initial Rules attached hereto.

#### **DAMAGE, LOSS, THEFT OF PROPERTIES**

Tenant is solely responsible for, and shall defend, indemnify and hold Landlord harmless from and against, all damage, loss and/or theft to the properties of Landlord, Landlord's other tenants and/or any third person located in, on or about the real property upon which the Space is located if such damage, loss or theft is caused, in whole or in part, by Tenant or any person for whom Tenant is legally responsible, including any person to whom Tenant has given authority to use the space.

\_\_\_\_\_  
(Tenant Signature) Date: \_\_\_\_\_, 20\_\_\_\_



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## RULES

### Initial

- \_\_\_\_\_ **Access Gate: Available Monday - Sunday between 6 a.m. to 12 a.m.**
- \_\_\_\_\_ All stored items must be secured at all times.
- \_\_\_\_\_ Gate access codes will be given only to Tenant. It is Tenant's responsibility to give and explain its usage to any person it authorized to use the space.
- \_\_\_\_\_ Wait for the gate to open completely before entering and exiting.
- \_\_\_\_\_ Smoking anywhere inside the fence is prohibited except in designated smoking areas.
- \_\_\_\_\_ Speed limit within the facility is **5 mph**.
- \_\_\_\_\_ Since A-1 is a self-storage facility it does not remove snow or ice from the space.
- \_\_\_\_\_ Park **CENTERED** within space boundaries.
- \_\_\_\_\_ A-1 reserves the right to move renter's vehicles for the safety of the facility and / or for facility maintenance and / or facility improvements upon attempted contact with the owner or alternate.
- \_\_\_\_\_ Vehicles must be kept in a drivable condition, and trailers in a road-worthy condition at all times.
- \_\_\_\_\_ Vehicle tires must be inflated at all times.
- \_\_\_\_\_ The space shall only be used for the storage of property specified in the rental agreement. No materials, supplies, or equipment may be stored outside of the vehicle, trailer, or vessel.
- \_\_\_\_\_ Vehicle covers must be secured to avoid noise and damage to others.
- \_\_\_\_\_ No **HEAVY MECHANICAL** repairs may be made on premises.
- \_\_\_\_\_ Tenant will be responsible for all damages it causes to the fence or access gate.
- \_\_\_\_\_ **MAKE SURE THAT YOUR VEHICLE DOES NOT COME IN CONTACT WITH THE ROPE THAT SECURES THE SPACE IDENTIFICATION NUMBERS.**
- \_\_\_\_\_ **DO NOT ATTEMPT TO GO UNDERNEATH ROPE. NAVIGATE THE YARD BY ITS ISLE WAYS.**
- \_\_\_\_\_ **NO JACKS IN CONTACT WITH THE GROUND.**
- \_\_\_\_\_ **NO DOGS LOOSE ON THE PROPERTY.**

Tenant has read the above rules, understands and agrees to abide by them, and has received a copy stapled to Rental Agreement.

\_\_\_\_\_  
(Tenant Signature)      Date: \_\_\_\_\_, 20\_\_\_\_