

Roscommon Storage

248 State Street, PO Box 175, Roscommon, MI 48653
989.240.1481

Addendum to Lease Agreement with Roscommon Storage:

1. I have received a copy of the Self Service Storage Facility Act of 1986
2. I have received a copy of the Roscommon Storage Lease Agreement explaining my rental obligations, and the obligations that Roscommon Storage has towards me as a renter. Roscommon Storage requires tenant to provide their own insurance to protect the tenant's personal property from any type of loss by fire, tornado, or any other type of casualty loss.

This agreement specifically informs me, among other things, that Roscommon Storage does not have any kind of insurance to cover me, any other person with access to my unit, nor any kind of insurance to cover the contents of my storage unit located at 248 State Street, Roscommon, MI 48653.

_____ I have Home Owner's insurance (Tenant's or Renter's Insurance) **OR**

_____ **I do not have** any insurance, and I waive my rights to make any claim against Roscommon Storage for any damage to my personal property. I also acknowledge Release of Owner's Liability for Bodily Injury: Owner, Owner's agents, and employees shall not be liable to tenant, tenant's agents, employees, invitees and/or guests, and are hereby released from liability, for any injury or death to tenant, tenant's agents, employees, invitees, and/or guests as a result of tenant's use of storage space or the premises, even if such injury is caused by the acts, omissions or negligence of the owner, owner's agents or employees.

_____ I acknowledge that Roscommon Storage is not responsible for damage or loss to the tenant's property. **PROPERTY IS STORED AT TENANT'S SOLE RISK.** This facility does not provide insurance on the tenant's property. It is the tenant's responsibility to obtain insurance coverage for their goods while in storage or assume risk.

_____ I acknowledge that Roscommon Storage is not responsible nor liable for any personal injury received by me or any person associated with the unit I rent. Snow and ice may fall from the roof. Snow and ice may be in the parking lot. Use caution when on property. I have been cautioned about ice and snow falling off the roofs in winter. I agree to drive slowly and cautiously within the facility.

_____ I agree that I will not store propane tanks, gasoline containers, guns or ammunition, or any other explosive or combustible item, nor any food item or any item that could attract vermin.

_____ I agree that littering or leaving of objects anywhere on the property, outside of the storage unit I am renting, is absolutely prohibited and is grounds for eviction.

_____ It is my responsibility to notify Roscommon Storage in writing (or email) of changes to my address, telephone number, email address, or those of my alternate contact persons.

_____ I acknowledge there will be NO REFUND if I make advance payment to receive a discount on my rent and I vacate the unit before the discounted time frame expires. AND I acknowledge that Roscommon Storage may pro-rate the first month's rent, but not the last.

_____ I agree to pay my rent on or before the due date. Rent is due on the 1st of the month. I acknowledge that there is a 7-day grace period. In the event I do not pay in full by the due date, I agree to pay the late fees and over-lock fees added to my account. A late fee will be added on the 8th of the month. The amount of the monthly late fee is \$20.00. Units with overdue or partially paid rent will be over-locked on the 10th of the month, and a \$10.00 over-lock fee will be added to the account.

_____ I will give Roscommon Storage notice of when I plan to vacate unit. I acknowledge that the unit is not vacated until unit is swept clean, and any garbage has been removed from the property by tenant. Rent will continue to accrue, and tenant will be subject to charges and collection if any items, including garbage, are left in the unit or on property. Don't forget to remove your lock when you vacate the unit.

_____ We do our best to keep snow, water, and ice away from the buildings, but at times with a lot of snow, and rain, or wind, we may get water in the units. One of the best ways to prepare for potential water in the units and protect your items from water damage is to elevate your items off the floor. In addition to elevating your items, you should also keep your most vulnerable items in air-tight plastic containers that will prevent any water from getting inside. All your clothes, paper documents, and any other items that can be damaged by water should be kept in plastic containers to protect from moisture. Further, the management of Roscommon Storage has recommended to me that I contact an insurance agent regarding storage insurance which will cover me and the contents of my storage unit.

Please purchase heavy duty padlocks to secure your unit. You want a lock with a thick, hardened latch.

I acknowledge that I have read the foregoing.

Signature of Occupant/Lessee

Date