

PUBLIX SELF STORAGE RULES & REGULATIONS

To make use of this self storage facility a smooth and pleasant experience, the following rules have been developed to ensure the secure and convenient use of this facility.

1. Unit sizes by industry standard are measured from the center of each unit wall. Net unit size will typically be less than stated unit size.
2. Rent is due each month on or before your due date. If not paid by 10 days past your due date, a late fee of \$15.00 will be added.
3. You may vacate your space at anytime by giving a ten (10) day written notice so you will not incur additional rent charges.
4. Do not store stolen property or use your unit for unlawful purposes.
5. No explosives, ammunition, or dangerous hazardous chemicals. No corrosive materials.
6. No flammables or oil soaked rags. Gas tanks on motorcycles, cars, or gas engines must be full.
7. No improperly packaged spoilable foods, no live animals, nothing that leaks or makes loud noises
8. Tenants are only permitted to be on the premises for the time it takes to add or remove stored items. No loitering or habitation is allowed.
9. Tenants are not allowed to use any 120 volt outlets without authorization from Publix Self Storage.
10. Units are for storage only; no work of any type can be performed within a unit or on the premises.
11. Dumpsters are to be used with discretion, only trash accumulated in your unit will be acceptable. Absolutely no yard, job site, or personal home trash will be allowed. Please break down all boxes. A fine or eviction could be imposed for misuse of our dumpsters. Entering our dumpsters is prohibited. Please do not leave items next to the dumpster.
12. Ten (10) mile an hour speed limit will be enforced.
13. Park close to buildings so other vehicles have room to pass.
14. No excessive noise will be allowed.
15. We will not be responsible for loss from fire, theft or damage to goods while stored at this facility. Insurance is the tenant's responsibility.
16. The office is closed on New Year's Day, Memorial Day weekend, July 4th, Labor Day weekend, Thanksgiving, Christmas Eve, and Christmas Day.
17. At our discretion the landlord reserves the right to evict any tenant who is continually late with their rent or not following the rules, per their signed contract. Landlord may sell the stored personal property if tenant's rent becomes past due. Any proceeds from sale will go toward unpaid rent and fees. Any remaining debt by tenant will be turned over for collection.
18. Any tenant requiring a certified letter mailed to them, will be charged a \$5.00 fee to cover postage. If your unit goes to auction you will be charged a \$100.00 fee to cover advertising and lock cutting fees, this fee will be added to your accrued fees.
19. Items placed in unit must belong to the person storing them. This also pertains to any kind of vehicle storage. (No exceptions)
20. Absolutely no fifty-five (55) gallon drums are to be stored on this property, or in any unit.
21. Even though Publix Self Storage does not charge a cleaning deposit, if you leave an excessive amount of trash in your unit, we will be forced to back charge you for the labor to clean out your unit, or have an extra trash pick up.
22. Pets must remain in your vehicle at all times for the safety of your animal and tenants visiting the property.
23. Your unit must remain locked at all times. No exceptions. Make sure your hasp is secured, so your unit is not locked open.
24. Manager is not authorized to extend any contract longer than 12 months. All other agreements must be authorized from Publix Self Storage Corporate Office.
25. Tenant is liable for all persons they allow to access the property, including moving companies.

VEHICLE STORAGE (INDOOR AND OUTDOOR)

- 26. All vehicles must be owned by the tenant. Tenant and Registered Owner must be the same person.
- 27. A photocopy of the **current** registration is required at time of rental - before vehicle may be placed in storage. Vehicle Tags must be current; titles are not acceptable.
- 28. Vehicles must be in good running condition and must have all body parts and windows intact.
- 29. No maintenance, repair, or tire changing allowed on premises. No tow trucks allowed on property without prior written approval from manager or owner. No exceptions.
- 30. Only vehicles registered with the rental office are allowed.
- 31. Only park in your assigned space. Please park centered between the lines. Parking in any other space or area will result in vehicle being towed at owner's expense.
- 32. Insurance is the tenant's responsibility.

***We are pleased you have chosen us for your storage needs,
If you have any problems or suggestions let us know.***

TENANT SIGNATURE _____ **DATE** _____

NO REFUNDS ON PARTIAL MONTH RENT