

TITLED PROPERTY ADDENDUM



LAKESIDE MINI STORAGE

18630 STATESVILLE ROAD
CORNELIUS, NC 28031
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THIS ADDENDUM to the Self-Service Storage RENTAL AGREEMENT, executed on ____/____/____ between LAKESIDE MINI STORAGE hereinafter called the OWNER, and the OCCUPANT of space number _____. The titled personal property stored in the indicated space is itemized below:

ITEM 1

DESCRIPTION: <input type="checkbox"/> Motor Vehicle <input type="checkbox"/> Watercraft <input type="checkbox"/> Trailer <input type="checkbox"/> Other	INSURANCE INFORMATION:
Make _____	<input type="checkbox"/> OCCUPANT IS SELF-INSURED (PERSONALLY ASSUME RISK OF LOSS OR DAMAGE)
Model _____ Year _____	<input type="checkbox"/> OCCUPANT MAINTAINS OWN INSURANCE POLICY (ENTER DETAILS BELOW)
Lic. Plate # _____ State _____	Insurance Company Name _____
V.I.N. or H.I.N. # _____	Agent's Name _____ Phone _____
Length _____ Color(s) _____	Policy Number _____
IS THERE A LIEN OR SECURITY INTEREST ON THE PERSONAL PROPERTY?	Effective Date _____ Exp. Date _____
<input type="checkbox"/> YES <input type="checkbox"/> NO	IS THERE A CO-OWNER OF STORED PROPERTY? <input type="checkbox"/> YES <input type="checkbox"/> NO
(IF YES, ENTER DETAILS BELOW)	(IF YES, ENTER DETAILS BELOW)
Lienholder or Security Interest _____	Co-Owner Name _____
Mailing Address _____	Address _____
City _____ State _____ Zip _____	City _____ State _____ Zip _____
Contact Phone _____	Co-Owner Phone _____

ITEM 2 (If Applicable)

DESCRIPTION: <input type="checkbox"/> Motor Vehicle <input type="checkbox"/> Watercraft <input type="checkbox"/> Trailer <input type="checkbox"/> Other	INSURANCE INFORMATION:
Make _____	<input type="checkbox"/> OCCUPANT IS SELF-INSURED (PERSONALLY ASSUME RISK OF LOSS OR DAMAGE)
Model _____ Year _____	<input type="checkbox"/> OCCUPANT MAINTAINS OWN INSURANCE POLICY (ENTER DETAILS BELOW)
Lic. Plate # _____ State _____	Insurance Company Name _____
V.I.N. or H.I.N. # _____	Agent's Name _____ Phone _____
Length _____ Color(s) _____	Policy Number _____
IS THERE A LIEN OR SECURITY INTEREST ON THE PERSONAL PROPERTY?	Effective Date _____ Exp. Date _____
<input type="checkbox"/> YES <input type="checkbox"/> NO	IS THERE A CO-OWNER OF STORED PROPERTY? <input type="checkbox"/> YES <input type="checkbox"/> NO
(IF YES, ENTER DETAILS BELOW)	(IF YES, ENTER DETAILS BELOW)
Lienholder or Security Interest _____	Co-Owner Name _____
Mailing Address _____	Address _____
City _____ State _____ Zip _____	City _____ State _____ Zip _____
Contact Phone _____	Co-Owner Phone _____

- INCORPORATION OF ADDENDUM:** OCCUPANT agrees to be bound to the terms and conditions on this ADDENDUM as well as all terms and conditions of the RENTAL AGREEMENT. OCCUPANT understands and agrees that this ADDENDUM may be incorporated by reference into the RENTAL AGREEMENT.
- SIZE AND LOCATION OF PREMISES:** The foregoing description of the premises is for identification purposes only. There shall be no adjustment in the rent payable hereunder and the agreement shall remain in full force and effect as if the premises actually contains more or less square feet than set forth herein or if the premises is not the same one as identified.
- IDENTIFIED TITLED PERSONAL PROPERTY:** OCCUPANT covenants and agrees to use and occupy the premises solely for the purpose of storage of the titled personal property identified herein. The only titled personal property permitted to be stored is the one described in this ADDENDUM and accompanying RENTAL AGREEMENT. OCCUPANT agrees the OWNER at the OCCUPANT'S expense can remove any unauthorized titled personal property and the OWNER will not be liable to the OCCUPANT or other secured party for the removal of such unauthorized titled personal property.
- SECURITY INTEREST:** OCCUPANT agrees to provide to OWNER all information of any and all parties holding a lien(s) or security interest(s) on the titled personal property stored. OCCUPANT furthers to agree to provide OWNER with written documentation of any and all parties who may in the future become holders or no longer be holders of any security interest, liens or title by marital status, financing or legal changes from judgments or other orders by a court of law having jurisdiction.
- INSURANCE:** OCCUPANT will provide the OWNER proof of current insurance for titled personal property, or the OCCUPANT will elect to be self-insured at time of rental. OWNER may deny the OCCUPANT the right to store titled personal property without evidence of current insurance. If during the term of this agreement, the insurance policy(s) expire or renew, OCCUPANT assumes responsibility and agrees to provide OWNER with current proof of insurance within ten (10) days of renewal. This information must be delivered in writing to the OWNER'S address listed on the heading of this ADDENDUM.
- RISK OF LOSS:** OCCUPANT agrees and understands the titled personal property is stored at the OCCUPANT'S sole risk, and the OWNER is not liable for any loss or damage to the titled personal property, or the contents thereof, while within the FACILITY and no bailment over the titled personal property is created by the RENTAL AGREEMENT or ADDENDUM. OCCUPANT understands the OWNER is not a warehouseman or a garage man, and there is nothing in the RENTAL AGREEMENT or ADDENDUM or in the OCCUPANT'S use of the premises that will be construed as constituting a bailment agreement between the OWNER and the OCCUPANT.
- GOOD WORKING ORDER:** OCCUPANT agrees not to conduct any repairs or renovations on the titled personal property stored and will, if applicable, keep the titled personal property stored in drivable, road-worthy condition at all times.
- RESTRICTIONS AND RULES:** OCCUPANT agrees to conform to and abide by the following rules:
 - OCCUPANT is not permitted to run motor vehicles, boat engines, etc., except when entering or departing the FACILITY.
 - All fuel tanks must be kept less than one quarter full.
 - Smoking is prohibited within the FACILITY.
 - The OCCUPANT must take all necessary steps to protect the FACILITY from fluid or chemical leaks. If necessary, OCCUPANT will at all times maintain a drip pan or similar device to protect the FACILITY from damage. OCCUPANT agrees to be solely responsible for damage caused to the premises by improperly stored titled personal property.
 - OCCUPANT shall not use the premises for the storage of any gasoline or other fuel, oil, grease or other lubricant, tires or batteries, or any other accessories except for such gas, oil, grease, or other lubricant as may be contained in the operating parts of the titled personal property stored.
 - All sanitary toilet and collection tanks shall be appropriately drained, and/or winterized before storing the titled personal property within the FACILITY.
- TERMINATION:** The OWNER has the right to terminate the OCCUPANT'S use of the premises and require the OCCUPANT to remove their titled personal property with ten (10) day written notice unless the titled personal property becomes a health or safety risk to the FACILITY in which case the OWNER will consider it an emergency and may exercise their right to move or remove the titled personal property in accordance with the emergency provision of this ADDENDUM, without being deemed guilty in any manner of trespassing or conversion.
- REMOVAL FOR UNPAID RENT AND OTHER CHARGES:** If rent and other charges related to the storage of a motor vehicle, watercraft or trailer remain unpaid or unsatisfied for sixty (60) days following the maturity of the obligation to pay rent, the OWNER may have the property towed provided the OWNER has complied with the statutory requirements specified in the North Carolina General Statutes Chapter 44A. Statutory Liens and Charges Article 4. Self-Service Storage Facilities §44A-43. Enforcement of Self-Service Storage Facility Lien.
- EMERGENCY MOVE OR REMOVAL:** In the event of an emergency, the OWNER specifically reserves the right to move or remove the titled personal property from the FACILITY at any time, and without notice to OCCUPANT. For the purpose of this section, "emergency" shall be defined as any event, which jeopardizes the health, safety and/or well being of the FACILITY and its customers or any appurtenant buildings, land or chattel stored within the FACILITY. The OWNER shall exercise reasonable caution in moving or removing the titled personal property and will endeavor to notify OCCUPANT of the new location of the titled personal property, or return the titled personal property to the premises after the emergency has concluded. Reasonable notice shall be provided to OCCUPANT before OWNER removes the titled personal property for any non-emergency purpose.

WITNESS WHEREOF, the parties hereto, intending to be legally bound, have executed this ADDENDUM the day and year first written above.

OWNER

BY _____
OWNER'S Agent

OCCUPANT

X

_____ TITLE: _____
If OCCUPANT is a business provide title