



Tenant's name: Juvenile Probation Space number(s): 82-84-85-86

Date form filled in: _____

Contract #: _____

SELF-SERVICE STORAGE RENTAL AGREEMENT

(Use for all self-service storage, including outdoor storage)

1. **TENANT INFORMATION.** Tenant is [check one]: the individual signing this Agreement, or a business. [Please print all information below.]

County of Hidalgo Juvenile Probation Dept

Tenant's last name (or name of business if Tenant is a business) First name Middle initial Date of birth

1001 N Doolittle Rd, Edinburg TX 78542

Tenant's mailing address for notices (P. O. Box or street address with apt. number, city, state, and ZIP code) Employer's name

The above address or Tenant's email address provided below will be used for all written notices to Tenant unless Tenant gives written notice of address change to Lessor.

Tenant's Soc. Sec.# (or Tax ID# if Tenant is a business) Tenant's home phone (956) 587-6200 Tenant's work phone Tenant's cell phone

List person(s) with same access rights as Tenant. Lessor, at Lessor's option, may tell them Tenant's access code, space no., account status, and assist with lock cutting.

List name, address, and phone of person(s) who may be contacted in an emergency. (Do not list an individual living with you.) Lessor may contact such person(s) in event of casualty (fire, flood, etc.), break-in or other emergency, or Lessor's inability to reach Tenant. Unless Tenant states otherwise in paragraph 6, Lessor may at Lessor's option allow such person(s) or Tenant's brother, sister, spouse, parent, child over 18 or estate executor to have access to Tenant's space if such person signs an affidavit that Tenant is deceased, incarcerated, permanently missing or permanently incapacitated. Lessor may discuss Tenant's account with any such persons at any time.

2. **TENANT INFORMATION.** Tenant is or is not [check one] in the military. What branch? _____ If in the military, Tenant is at the time of signing this Agreement [check one or both if applicable] in the reserves, National Guard, or Texas State Guard or on active duty. Tenant agrees to immediately notify Lessor of changes in Tenant's mailing address, email, phone number, or any other information provided by Tenant. A change of mailing or email address will not be effective unless the new address is COMPLETE and the notice is mailed, faxed, or emailed to Lessor's address stated herein in WRITING and SIGNED and DATED by Tenant and actually RECEIVED by Lessor. See also paragraph 33.

3. **TENANT'S SPACE.** Space number(s): 82, 84, 85-86 Approx. size(s) (exact dimensions may vary): 10 x 25CG Each

Minimum lease term: 1 month(s) Tenant's facility access code (if any): _____ Other codes (if any): _____

4. **DOLLARS AND DATES.** Tenant's security deposit is \$_____. Tenant's right to occupy the space begins: _____, _____, and continues on a month-to-month basis, subject to paragraph 9. If the rental agreement covers multiple spaces, charges under (c), (d), (g), (h), (i), (j), (m) and (o) are "per space."

- (a) Rent\$ 1.70⁰⁰ per month
- (b) Monthly rental due date 1st of month
- (c) Initial late charge if rent not received by 5 days after due date\$ 10⁰⁰
- (d) Subsequent late charge if rent not received by - days after due date\$ 10
- (e) Returned payment charge (including bank charges, mail costs, time and overhead)\$ 35
- (f) Charge for returned mail (not providing address change)\$ _____
- (g) Charge for locking space when unlocked or improperly locked\$ _____
- (h) Charge per day if Tenant fails to lock after 7-day notice\$ _____
- (i) Charge for removing Tenant's lock when authorized by paragraphs 18, 19, 24, and 32\$ _____
- (j) Charge for overlocking Tenant's space or chaining property when authorized by paragraphs 24(2) or 32(f)\$ _____
- (k) Charge for sending statutory notice of claim for unpaid sums\$ 10
- (l) Charge for newspaper ad of sale (to cover time, inconvenience, and ad costs)\$ 50
- (m) Charge for conducting foreclosure sale at public auction for nonpayment\$ 50
- (n) Charge for having to judicially evict Tenant (to cover time and inconvenience, but does not include attorneys fees or court costs)\$ _____
- (o) Charge per hour for removing or cleaning when Tenant litters or fails to clean, remove items, or vacate - paragraphs 10, 37, and 38(c)\$ 12

5. **PAYMENTS AND NOTICES.** Payments may or may not [check one] be made in cash. Payments may or may not [check one] be made by personal or company check. Payments may or may not [check one] be made by credit card. Payments may be by money order, travelers check, or certified or cashiers check. However, Lessor may change permitted mode of payment at any time, upon notice to Tenant. If cash is accepted by Lessor, it is Tenant's responsibility to obtain and keep a receipt from management for each cash payment. All payments must be delivered or mailed to Lessor's mailing address in the signature block below. Notices to Lessor must be hand delivered, mailed, faxed, or emailed. When giving notice to Lessor, Tenant has the burden of proving delivery to Lessor. **NOTICE MAY BE PROVIDED TO TENANT VIA EMAIL IF TENANT ELECTS TO PROVIDE AN EMAIL ADDRESS.**

6. **SPECIAL PROVISIONS.** No other agreements exist unless stated below or in an attached addendum or supplemental rules (which prevail over this printed form).

7. **COPIES AND ATTACHMENTS.** Attached to Lessor's copy and Tenant's copy of this Agreement are [if checked]:

- Vehicle/trailer addendum (form)
- Boat addendum (form)
- Other addendum, dated _____
- Supplemental rules, dated _____
- Insurance application (Tenant option)
- Move-out notice (form)
- Form for change of Tenant contact information
- Spanish copy of lease (informational only)
- Other _____

TENANT

X Richard F. Cortez

Signature of Tenant or Tenant's authorized agent (and title, if any)

Hon Richard F. Cortez, H.C. Judge
Printed name of individual signing

Drivers license of individual signing State Expiration date

Other ID if no drivers license Vehicle license: state and number

Date of signature Email address

LESSOR

[Signature]
Signature of Lessor's Agent

Facility name and address are shown below. Facility name is actual or assumed name of Lessor. Mailing address for all payments and notices to Lessor is facility address unless a different mailing address is shown below. Lessor's phone number and fax number (if any) and email address (if any) are also shown below:

Danaby Rentals Inc
512 w. Canton Rd.
Edinburg TX 78539
(956) 386-1000

APPROVED BY
COMMISSIONERS' COURT
ON: 11/4/20

NOTICE TO TENANT AND RELEASE

Rent is due in advance on the due date specified in paragraph 4. Rent paid after the late charge date(s) in paragraph 4 will result in late charges. Payment in cash, money order, or personal or company check may be required or disallowed, at Lessor's option. Tenant will furnish own lock. **NO REPRESENTATIONS OF SAFETY OR SECURITY HAVE BEEN MADE TO TENANT BY LESSOR OR LESSOR'S AGENTS. TENANT HEREBY RELEASES LESSOR AND LESSOR'S AGENTS FROM LIABILITY FOR LOSS OR DAMAGE TO PROPERTY STORED IN OR TRANSPORTED TO OR FROM TENANT'S SPACE - REGARDLESS WHO OWNS SUCH PROPERTY AND REGARDLESS WHETHER THE LOSS OR DAMAGE IS CAUSED BY FIRE, SMOKE, DUST, WATER, WEATHER, INSECTS, VERMIN, EXPLOSION, UTILITY INTERRUPTION, EQUIPMENT MALFUNCTION, UNEXPLAINED DISAPPEARANCE, NEGLIGENCE OF LESSOR OR LESSOR'S AGENTS, THEFT BY OTHERS, OR ANY OTHER CAUSE. Tenant will self-insure or obtain**

CALCULATION OF INITIAL PAYMENT

- 1. Current month's rent 82, 84, 85, 86 (170 each) \$ 680.00
- 2. Additional rent (thru Feb - Dec) \$ 7480.00
- 3. Non-refundable administration fee \$ _____
- 4. Deposit (see para. 38 for refund procedures) \$ _____
- 5. Other Late Fees \$ 200.00
- 6. Sales tax payments received \$ (4640.00)
- TOTAL MOVE-IN COST DUE NOW \$ _____
- NEXT RENT PAYMENT AMOUNT IS \$ 3720.00

Permanently