



COMMERCIAL CUSTOMER FIDUCIARY AGREEMENT

Uncle Bob's Self Storage #392
550 S. IH-35
Round Rock, TX 78681
(512) 283-6464
() - FAX

(Store)

Date: _____

Space No. 0104

I, Judge Don A. Guthrie, have authorized Murty Herrin
(Person signing form) (Person signing Rental Agreement)

to sign attached Self Storage Rental Agreement on behalf of and as agent for

Williamson County and have the full right and
(Company Name as stated on Rental Agreement)

authority to give such consent. I am responsible to notify Landlord of any changes to the above
in writing by completing a new Fiduciary Agreement.

By: _____

(Signature)

Williamson County Judge
(Title)

Acknowledged by:

By: _____
Manager's Signature

Manager: Commercial Customer completes this form; attach copy to the Rental Agreement..

Note: the term "Customer" as used in this document refers to the "Tenant" as named in the Rental Agreement.

F-063 12/10



RENTAL AGREEMENT - TEXAS

Visit us at: unclebobbs.com

Intro # 1
Gate Code # 1

CUSTOMER TO COMPLETE ALL SHADDED AREAS

Uncle Bob's self storage	#392
550 S. IH-35	
Round Rock, TX 78681	
(512) 238-6464	
(Store Location)	

Space No. and Approx. Size D104 10x15 ("Space")

Date Rental Agreement signed: 1/1

CUSTOMER'S NAME First, Last (or Business Name)

MAILING ADDRESS

City State Zip

HOME PHONE

WORK PHONE

CELL PHONE

EMPLOYER

DRIVER'S LICENSE NO.
State of Issuance Expiration

SOCIAL SECURITY (Last 4 digits) OR FEDERAL ID NO.

E MAIL ADDRESS

MILITARY? YES ☐ NO ☐ If yes, complete Military Addendum
If Yes, check all boxes applicable: Active ☐ Retired ☐
Immediate family member in Military? ☐ - relationship
(Refer to Paragraph 19 of Rental Agreement)

ARE YOU 18 YEARS OF AGE OR OVER? YES ☐ NO ☐
(Customer must be over 18 years of age to enter Rental Agreement)

ADDITIONAL PERSON WHO IS ENTITLED TO HAVE ACCESS TO CUSTOMER'S SPACE (Customer to provide named person with key and gate code):

(Name)

(Phone)

PERSON TO CONTACT IN AN EMERGENCY: (Owner may contact such person in event of fire, break-in, Customer's unavailability due to accident, illness, hospitalization, arrest, unpaid rent, etc.)

Name: Relationship:

Address: Phone No.

Contents (Check all that apply)

- | | | | | | |
|--|--|--|---|-------------------------------------|---|
| <input type="checkbox"/> Household Goods | <input type="checkbox"/> Tools | <input type="checkbox"/> Office Furniture | <input type="checkbox"/> Landscaping Equip. | <input type="checkbox"/> Motorcycle | <input type="checkbox"/> Automobile |
| <input type="checkbox"/> Furniture | <input type="checkbox"/> Appliances | <input type="checkbox"/> Office Machines/ Equip. | <input type="checkbox"/> Account Records | <input type="checkbox"/> Trailer | <input type="checkbox"/> Other: <u></u> |
| <input type="checkbox"/> Boxes | <input type="checkbox"/> TV's or Stereo Equip. | <input type="checkbox"/> Construction Equip. | <input type="checkbox"/> Sales Samples | <input type="checkbox"/> Boat | <input type="checkbox"/> RV |
| <input type="checkbox"/> Sporting Goods | | | | | |

Customer represents that s/he owns or has legal possession of the personal property in Space. Customer attests that all the personal property in Space is free and clear of all liens and secured interests EXCEPT for items listed below: (If vehicle, attach Motor Vehicle Addendum.)

Property Description	Lienholder	Address of Lienholder

1. **Term.** This Rental Agreement is entered into by and between Sovran Acquisition Limited Partnership and its agents, (hereinafter called "Owner"), and above stated Tenant (hereinafter called "Customer"). Owner leases to Customer and Customer leases from Owner, the above identified space or unit (hereinafter called "Space") located in Owner's self storage facility as identified by Store Location above on all of the terms, provisions and conditions set forth in this Rental Agreement. Said Space is to be occupied and used for the purposes specified herein beginning on above stated date and continuing month-to-month until terminated or revised. Owner reserves the right to revise any charges or fees stated in this Rental Agreement with 30 days advance notice to Customer.

2. **Occupancy Charges.** THE MONTHLY OCCUPANCY CHARGE AND OTHER CHARGES STATED IN THIS RENTAL AGREEMENT ARE THE ACTUAL CHARGES YOU MUST PAY:

- Rent and sales tax: Customer shall pay Owner monthly rent in advance in the amount of \$ 144.00 and sales tax in the amount of \$ 0.00 on the FIRST (1st) day of each calendar month at the Owner's address set forth above, without notice, demand, deduction or offset. Rent for the first month of occupancy will be prorated on a daily basis. There will be no proration for the last month of occupancy.
- If any of Customer's checks are returned for any reason, Customer shall pay Owner a service charge of \$25.00 for each returned check.
- Customer shall pay Owner a monthly electric fee in the amount of \$ 0.00 with the rent.
- If Customer does not return the Space to Owner in "broom clean" condition, Customer shall pay Owner a minimum \$100.00 clean-up charge.
- Owner requires Customer to pay a one-time administration fee of \$ 0.00 at the inception of this Rental Agreement.
- Owner may pursue civil remedies against Customer for collection of past due amounts. Customer shall be responsible for reasonable costs incurred by Owner in enforcing this Rental Agreement, including but not limited to court costs, collection costs and attorney's fees.
- Customer shall pay for any and all repairs to the Space or premises arising out of the negligence or willful misconduct of Customer, its agents, employees, licensees, invitees, or contractors.
- Owner may require or prohibit payment by credit card, check, money order, cashiers check, travelers check, or cash, at any time.

3. **DEFAULT/OWNER'S LIEN.** OWNER SHALL HAVE A LIEN ON ALL PERSONAL PROPERTY STORED BY CUSTOMER AT THIS FACILITY. IF CUSTOMER FAILS TO PAY RENT OR ANY PART THEREOF OR FAILS TO FULFILL ANY OF THE TERMS, PROVISIONS OR CONDITIONS HEREIN SPECIFIED TO BE FULFILLED BY CUSTOMER, CUSTOMER WILL BE CONSIDERED IN DEFAULT AND OWNER MAY TAKE THE FOLLOWING ACTIONS:

- Upon the failure of the Customer to pay rent within FIVE (5) days of when it becomes due, the Owner may, without notice, overlock said Space thereby denying the Customer access to the personal property and pursue all other remedies afforded to Owner.
- Late charges: If Customer does not pay in full any monthly payment before close of business on the FIFTH (5th) day of the month, Customer shall pay Owner late charges for each delinquent installment as follows: (Late charges will be deducted from any payment received late and credit the balance.)
 - First late charge: \$15.00 late charge after the close of business on the 5th day of the Month
 - Second late charge: \$25.00 late charge after the close of business on the 20th day of the Month
- Owner's overlock will not be removed until all sums are paid in full. Owner is not required to accept partial payment(s) from Customer. Acceptance of partial payment(s) does not waive Owner's right to proceed with foreclosure sale based on notice of claim and/or advertising (or posting) done prior to partial payment.
- On the THIRTIETH (30th) day of continuous default, or thereafter, Owner may enforce its lien on the personal property stored in the Space pursuant to State law for: rent, late charges, labor, damages, cleaning fees, charges for checks returned to Owner, postage amounts for mail (ordinary, registered and certified) providing notification of late charges and auctions, expenses necessary for the preservation of the personal property stored on the premises, and the expenses incurred in the sale or other disposition of said personal property pursuant to law. Owner may cut the lock on Customer's Space and may remove any and all personal property located within said Space for the purpose of selling same. Owner may first attempt to sell any or all said personal property at public sale. If not sold at public sale, any or all items of said personal property may then be otherwise disposed of and/or destroyed by Owner.
- Lien sale preparation fee: Customer shall pay a \$115.00 lien sale preparation fee to Owner any time Customer's account is in continuous default for a period of THIRTY (30) days.
- Despite the fact that this Rental Agreement, and any Addendum or Amendment to this Rental Agreement, may cover more than one Space, Customer acknowledges that all such Spaces are leased individually and separately, and may be treated separately, subject to the provisions of this Rental Agreement.

How did we do today?

Tell us how at:
tellus.unclebobbs.com

4. **INSURANCE.** ALL PERSONAL PROPERTY IS STORED BY CUSTOMER AT CUSTOMER'S SOLE RISK. INSURANCE IS CUSTOMER'S SOLE RESPONSIBILITY. CUSTOMER UNDERSTANDS THAT OWNER WILL NOT INSURE CUSTOMER'S PERSONAL PROPERTY. As a condition of leasing an enclosed storage Space, Customer must provide insurance protecting the personal property stored within the enclosed storage Space against fire, burglary or other damage. Customer expressly releases Owner from any losses, claims, suits and/or damages or right of subrogation caused by fire, theft, burglary, water, rain storms, tornado, explosion, riot, rodents, civil disturbances, government action, insects, mildew, mold, black mold, dust, sonic boom, vehicles, unlawful entry or any other cause whatsoever whether property is stored in an enclosed or open storage Space, nor shall Owner be liable to Customer and/or Customer's guests for any personal injuries or property damage sustained by Customer and/or Customer's guests while on or about owner's premises.

INCORPORATION OF PROVISIONS ON REVERSE SIDE. Customer acknowledges that s/he has read, understands and agrees to be bound by the terms and conditions of this two (2) page Rental Agreement and all addendums attached to and made part of this Rental Agreement as of the date specified above.

SIGNATURE OF CUSTOMER:

OWNER: Sovran Acquisition Limited Partnership

BY: (Agent) Page 1 of 2 Rev. TX 09/10