

## Allied Storage LLC

## RULES & REGULATIONS

The Rules & Regulations (called Rules) are incorporated into and part of the Lease agreement between Tenant and Allied Storage LLC (aka: Owner/Operator). These Rules are in addition to the lease agreement and may be changed or updated as needed by the facility operator. By signing the lease agreement Tenants also agree to these Rules.

### On the Lot:

1. Living or sleeping in the units or at the facility is strictly prohibited. No loitering allowed.
2. All items must be stored inside the unit or inside the vehicle being parked. Items left outside the unit or vehicle (including things but not limited to stacked tires, wood, etc) will be removed at tenant's expense. Vehicle spaces are leased for the specified vehicle only on the lease.
3. Do not tailgate others through the gate. Speed limit is 5mph.
4. Dog and/or other pets must remain in your vehicle at all times.
5. Security is everyone's responsibility. If you see something that does not look right, please notify management immediately.
6. Use of mouse traps/poison is allowed within your own storage space. Management uses a variety of pest deterrents including poison. Please do not tamper with or move baits that may be located along the perimeter of the facility.
7. Gate may be left open during inclement weather or when in need of maintenance or at the discretion of management.

### Prohibited uses:

1. Modify or alter the unit
2. Any illegal activity or uses, storage of guns, hazardous materials, explosives, corrosive, flammable, volatile, reactive or toxic substances, or any liquids or oils.
3. Store animals, food or perishable items
4. Store items that in the Owners determinations attract vermin, create a nuisance, have a noxious odor or endanger the safety or health of others or the environment. This includes but is not limited to moth balls or other chemicals/substances containing strong odors.
5. Store items with sentimental value or are irreplaceable.
6. Connect to any electricity, internet or other utilities.
7. No smoking on the premises, in or near the units.
8. No garage sales.
9. Do Not back up to the units. Damage to unit doors or door frames is a minimum \$500 fine.

### Unsecured Units & Overlocks:

1. Owner may place a new lock on a unit that is not secured by a lock at the tenant's expense.
2. If an unsecured unit is vacant with only what appears to be trash, the Owner may dispose of the trash at the Tenant's expense and terminate the agreement.
3. When rent is 30 days or more past due the owner may cut off the tenant lock to prepare the unit for sale. If the unit is 30 days past due and found empty the lease will immediately be terminated by management, security deposit will be forfeited and any remaining rent will still be due or sent to collections.

4. Gate codes are automatically removed from the keypad when a tenant is more than 5 days past due. Codes are reinstated once full payment of rent is received.
5. Management overlocks may be placed on units when accounts are more than 10 days past due. Once account is paid in full overlocks are removed within 2 business days.
6. Tenant agrees to abide by rules and regulations and submit requested paperwork such as signed lease, drivers license and insurance as requested by Owner and understands an overlock may be placed on the unit if documents needed to complete the tenant file are not received in a timely manner.

#### Gates & Driveways:

1. Tenant must enter their personal gate code into the keypad.
2. Gate app is provided as an optional service. Owner is not responsible for loss or defects as a result of Tenant's use of the gate app.
3. Tenant must wait for the gate to fully open before pulling through and only ONE vehicle at a time may enter. Tenants are warned that the gate may close on and damage a vehicle and Owner is not liable for damage from the gate or any other use of the premises.
4. If a Tenant or tenant's guest damages the gate, buildings or other areas of the facility, the Tenant shall be responsible for the cost of repair. Minimum damage fee is \$500
5. Any security systems such as fences, gates, cameras are for Owner's protection only. Do not rely on such systems to protect Tenant property or unit contents.
6. Gate may be left open to allow Tenant to access units. This may be due to severe weather, power outage, when in need of maintenance or other reasons deemed necessary by the Owner.
7. Moving vans/trucks may not be parked in the driveways or within the gated facility overnight. Please contact management during office hours and in advance if you will need to park your moving truck overnight.

#### Vehicle Storage:

1. If a motorized vehicle is stored within a unit the following must be complied with:
  - a. The vehicle must be stored over a drip tray or cardboard to prevent fluids from leaking and staining the concrete. Tenant is responsible the expense to remediate the damage.
  - b. The gas tank may not be more than ¼ full.
  - c. Insurance is required to be maintained at the Tenants expense
  - d. Tenant must sign the "Indoor Vehicle Storage Addendum"
2. If a motorized vehicle or trailer is stored in an outside parking space, the following must be complied with:
  - a. Only 1 vehicle may be stored per parking space. Additional vehicle, trailer, etc or items will be removed at owners expense or charge additional rent.
  - b. Tenant shall provide proof of registration and/or insurance at Owner's request
  - c. Store all items inside the vehicle. Storage of items such as but not limited to stacked tires, wood, etc is prohibited.
  - d. In an emergency, or for the safety or security of the facility, the Owner may move or relocate the vehicle. This includes being parked over the parking lines and infringing on other's parking space.

- e. Covers or tarps are not recommended. Any vehicle covers that begin to tear and encroach on other spaces or other tenant property will be removed by management. If cover is shredded it will be disposed of at tenants expense.

Insurance:

1. Tenants are responsible for the contents of their units or vehicles stored.
2. Tenants are responsible for insuring stored belongings. Facility Owner is not responsible to loss, damage or theft of stored items and does not provide insurance for contents.
3. Tenants must show proof of insurance through homeowner or renter policy or purchase a separate policy for storage contents.

Locks & Keys:

1. Tenants are responsible for their lock and keys. If Tenant loses the key to their unit, they may request the Owner to cut the lock at Tenant's expense. Tenants may not cut lock off themselves.
2. If a lock is cut during the lien process, Tenant is responsible for replacing their lock at Tenant's expense. If tenant does not replace the lock within 3 days of overlock removal, Owner may place a lock on the unit on Tenants behalf and at tenant's expense in order to keep the unit secured.
3. Only one lock is allowed on the door. Tenant's second lock will be removed at Tenant's expense.

Law enforcement:

1. Owner cooperates with law enforcement officials and will comply with search warrants, provide video footage and provide subpoenaed documents.

General Info & Fees:

1. Tenants will not receive a monthly invoice. An emailed invoice will be sent as a courtesy only. It is the Tenants responsibility to pay their rent on time regardless of receipt of an invoice or not.
2. All account changes must be made in writing or emailed to [alliedstoragemt@gmail.com](mailto:alliedstoragemt@gmail.com)
3. Rent may be changed with 30 days written notice to Tenant.
4. A list of fees set forth is not all inclusive and may be changed or added to.

Tenant Conduct:

1. Tenants shall conduct themselves appropriately while on the premise. Any type of harassment, foul language, or other behavior that interferes with facility business or negatively affects the Owner or its employees will not be tolerated and will be grounds for immediate lease termination.

Notice to Vacate:

1. Tenant must give no less than 14 days prior notice in writing by email [alliedstoragemt@gmail.com](mailto:alliedstoragemt@gmail.com) or by mail 21 Business Park Rd, Livingston MT 59047.
2. Remove all items/trash from unit, sweep unit clean and remove lock
3. Notify management that unit is vacated and cleaned

Rent & Fee Schedule:

1. Rent is month to month and always due on the 1<sup>st</sup>. After the 5<sup>th</sup> of the month, late fees will be assessed PER UNIT and access to the gate will be restricted until rent is received. Overlocks may be placed on the unit after the 10<sup>th</sup>.
2. There are no rent refunds when units are vacated mid-month.
3. Tenants are responsible for the cost to repair damage to their unit including loss of rental income.
4. Any move-in discounts will be discontinued if rent is received late after the 5<sup>th</sup> of the month.

- Late fee per unit	\$15 after the 5 <sup>th</sup>
- Lock cut off	\$40
- Returned check	\$35
- Lien Letter (30 days late)	\$40
- Lien Sale Advertising (45 days late)	\$100
- Cleaning/Disposal fee per hour	\$50
- Disposal/landfill fee	\$disposal cost plus time/labor to haul to dump
- Hold a Unit Auction	\$150
- Damage or Dumping fee	\$500 minimum or up to the full cost of repairs