



SELF-SERVICE STORAGE RENTAL AGREEMENT ADDENDUM STORAGE OF VEHICLE OR TRAILER

Version 09/01/2020

This STORAGE OF VEHICLE OR TRAILER addendum ("Addendum") is attached to and forms a part of the Self-Service Storage Rental Agreement ("Agreement") entered into by and between [Tenant.Name] ("Tenant") and [Facility.LegalName] ("Smartlock Self Storage™" or "Lessor"), as set forth in the Agreement for the use of the premises located at [Facility.Address1] [Facility.Address2], [Facility.City], [Facility.State] [Facility.PostalCode].

Property Info. Prior to Tenant storing any vehicle, boat, trailer, or any other titled property ("Titled Property") at the Facility, Tenant shall provide to Lessor a Property Information Sheet (Exhibit A), as much as applicable, for each item. Tenant agrees to provide, and keep up to date, Lessor details of any and all parties holding any security interests or liens ("Lienholders") on the Titled Property stored at the Facility. Any Titled Property stored at the Facility that Tenant has not provided notice to Lessor about is unauthorized ("Unauthorized Titled Property"). Lessor may, at the Tenant's expense, and without liability to Tenant, remove Unauthorized Titled Property from the Facility.

Max Value. In the Agreement, paragraph 20 prohibits items from being stored that exceed \$5,000 in value. This Addendum and provided Property Information Sheet(s) will represent an amendment to the maximum permissible value that may be stored, so as to allow the Titled Property item(s) to be stored. Tenant acknowledges that Lessor provides no insurance for any Titled Property, or other property, stored on the premises and is not responsible for loss or damage of any kind regardless of the cause of the loss or damage. **TITLED PROPERTY IS STORED AT TENANT'S SOLE RISK.**

Insurance Obligation. Tenant agrees to maintain, at Tenant's sole expense, a policy of comprehensive physical damage coverage for the full value of Tenant's vehicle, boat or trailer. Insurance on Tenant's vehicle, boat or trailer is a material condition of this agreement and is for the benefit of both the Tenant and Lessor. Failure to carry the required insurance is a breach of this Agreement and Tenant assumes all risk of loss to the vehicle, boat or trailer that would be covered by such insurance. Tenant expressly agrees that the insurance company providing such coverage shall not be subrogated to any claim of Tenant against Lessor, Lessor's agents or employees for loss of or damage to any vehicle, boat or trailer.

Insurance and Registration Documents. Upon request of Lessor, Tenant shall provide Lessor evidence of current insurance and current registration of all stored Titled Property ("Evidence"). Tenant's failure to provide Lessor with Evidence within fourteen (14) days after notice sent shall result in a \$100.00 charge to Tenant. Also, Tenant shall be charged an additional \$100.00 for each month after until the Evidence is provided to Lessor. This charge is for liquidated damages for Lessor's time, inconvenience, and trouble in getting Tenant to provide such information.

Condition. For Titled Property not stored in a lockable enclosed unit ("Open Space"), Tenant shall not conduct any repairs or renovations on Titled Property. Tenant shall keep trailer(s) and/or vehicle(s) stored in Open Space in drivable condition and keep trailers and other such vehicles road-worthy at all times, including any applicable registration and insurance.



Moving. Lessor may notify Tenant for Tenant to move the Titled Property to another space for purposes of Lessor’s repaving, restriping, general maintenance, facility reconfiguration, or other such purpose. If Tenant fails to move Titled Property by the date and time requested, which may be no sooner than seven (7) days from the date of the notice of such request, Lessor may move Titled Property to another location in the Facility at Tenant’s expense. At any time, at Lessor’s sole discretion, Lessor may move Titled Property to another location in the facility at Lessor’s expense. Lessor shall promptly notify Tenant of any Lessor-arranged relocation authorized by this Addendum.

WAIVER OF LIABILITY FOR DAMAGE TO VEHICLE, BOAT OR TRAILER: Tenant’s vehicle, boat or trailer is parked at Tenant’s sole risk. Lessor, Lessor’s agents and employees shall not be liable to Tenant for loss of or damage to Tenant’s parked vehicle, boat, trailer or the property within the vehicle or boat arising from any cause whatsoever including, but not limited to, theft, mysterious disappearance, fire, water damage, rodents, Acts of God, the active or passive acts or omissions or negligence of Lessor, Lessor’s agents or employees.

Other Rules. Tenant further agrees:

1. Combustion engines shall not run inside enclosed storage units except upon vehicle entry or departure.
2. No portable fuel containers are allowed in the space.
3. All fuel tanks must not have any leaks.
4. No smoking is allowed in any enclosed storage spaces.
5. Interior walls and floors must be protected from oil or spills.

Foreclosure. *If Lessor seizes Titled Property in the process of performing a foreclosure under Texas Property Code Chapter 59, Lessor may enter (through use of a locksmith or other reasonable means of entry) the Titled Property for the purposes of inventorying its contents and any cost of entry will be Tenant’s responsibility. Contents of the Titled Property may be sold with the Titled Property.*

The undersigned certifies the information provided in this Addendum and each Property Information Sheet is true to the best of the undersigned’s knowledge and correctly describes the Titled Property now placed or to be placed in space described above pursuant to the Agreement.

Tenant’s Name: [Tenant.Name]
Space: [Space.ID]
Facility: [Facility.Address1] [Facility.Address2], [Facility.City], [Facility.State]
[Facility.PostalCode]
Date: [Document.Date]

Tenant’s Signature

Document reference number: [Document.RefNumber]



EXHIBIT A

Property Information Sheet

Complete for each Titled Property (VEHICLES, BOATS, TRAILERS, etc).

Type of vehicle (circle one): | Auto | Recreational Vehicle | Motorcycle | Other:

Color: _____

Body Style: 2-door | 4-door

Make: _____

Model: _____

Year: _____ VIN or

SN: _____

Title number: _____ License [plate] number:

State registered: _____

Expiration: _____

Est. value: \$

Is Tenant the registered owner of this vehicle? | Yes | No If no, name and address of registered owner:

Insurance provider: _____

Policy number.: _____

| Lienholders Name | Lienholders Address | Lienholders Phone |
|------------------|---------------------|-------------------|
| | | |
| | | |



Paper copy stuff:

Tenant's Name

Unit(s) or Space No(s)

Tenant's Signature

Date