

**AWBAM ENTERPRISES, INC. "A TREASURE CHEST STORAGE"**  
**1530 PINE AVE., HOLLY HILL, FL. 32117 (386) 677-7678**  
**MINI-STORAGE REGISTRATION**

UNIT # \_\_\_\_\_ DATE RENTED \_\_\_\_ / \_\_\_\_ / \_\_\_\_ REFERRED BY: \_\_\_\_\_

NAME \_\_\_\_\_

ADDRESS \_\_\_\_\_

PHONE (HOME/ WORK) \_\_\_\_\_

PAYMENT OPTION: MONTHLY @ \_\_\_\_\_ QUARTERLY @ \_\_\_\_\_ (4% Discount)

BI-ANNUAL @ \_\_\_\_\_ (8% Discount) ANNUAL @ \_\_\_\_\_ (12% Discount)

Copy of Driver's License & Social Security Required

(PAYMENT OPTION PLUS 6.5% SALES TAX) **TOTAL RENT PAYMENT DUE:** \_\_\_\_\_

RENTS ARE TO BE MAILED OR HAND-DELIVERED TO: **ARTHUR KOWITZ REALTY**  
**1501 RIDGEWOOD AVENUE, SUITE 217**  
**HOLLY HILL, FL. 32117**  
**(386) 677-7678**

**RULES AND REGULATIONS**

1. **Management shall not be liable for loss or damage to lessee's stored property for any reason or cause whatsoever.** Further, lessee releases Owner for liability and agrees to indemnify Owner against all losses incurred by lessee as a result of: (A) lessee's failure to fulfill any condition of this agreement and (B) any injury or damage happening in or about unit / premises to lessee's invitees or licensees or such person's property.
2. Rent is due in full on the first of each month, **payable by check or money order only.** Cash will not be accepted.
3. A **\$25 Late Fee** will be charged for rents received after the **5<sup>th</sup> of the Month**
4. A **\$25 Lockout Fee** will be assessed for any account undergoing **Lien Enforcement Proceedings.**
5. If the unit has been locked out due to nonpayment of rent and the account is brought current (including late/lockout fees), unit will be unlocked within two (2) working days.
6. If locks placed by management to secure unit are removed or other evidence of tampering is present, police will be notified and criminal burglary and/or breaking and entering reports will be filed.
7. Contents of units undergoing lien enforcement shall be disposed of in accordance with Florida Statutes, relieving landlord of further liability or responsibility for storage or disposition.
8. Use of high-current/ high-amperage electrical appliances/machines is prohibited, including but not limited to: air compressors, electric heaters, table saws, drill presses, etc. Outlets provided are for small service items only.
9. Storage of flammable liquids, gasoline, kerosene, fuels, etc. is not permitted.
10. Overnight parking on common areas is prohibited. Abandoned or inoperative vehicles will be towed at owner's expense.
11. Vehicle maintenance is not allowed.
12. No commercial or business activities allowed.
13. No residing in units.
14. No interior alterations. Use of nails, screws, hooks, etc. permitted only with prior approval of management.
15. Debris or unwanted items are to be disposed of in the dumpster provided. If items do not fit in dumpster, tenant must remove items from property. Items removed by management on behalf of lessee will be billed to lessee at an hourly rate of \$25/hour.
16. Speed Limit on premises is 5 MPH.
17. Management will correct any tenant caused problem and bill the cost to the tenant responsible.
18. No alcoholic beverages, illegal activities, or disturbances of the peace are permitted on premises.
19. Management reserves the rights to modify, add to, or delete from, these Rules and Regulations as necessary.
20. Upon payment of rent and possession of unit, lessee agrees to abide by these Rules and Regulations. Willful disregard of the above will be sufficient grounds for termination of this agreement.
21. Rent refund policy. There will be no refunds or pro-rating of unused rents once payment has been made.

**TENANT** \_\_\_\_\_

I have read the Rules and Regulations and agree to abide by the same.