

1. RENTER'S PRIVILEGES AND A&W STORAGE

- A. A&W has instituted a locked gate facility along with periodic nightly checks.
- B. Customers have access to their property in the storage yard, 24 hours a day, 7 days a week.

2. RENTER'S OBLIGATIONS

- A. Renter shall not store any dangerous, noxious, filthy, offensive, explosive or highly flammable materials on site, and shall be responsible for any environmental damage resulting from their property and or contents.
- B. Renter agrees to advise A&W Storage in writing of the full name, address, and telephone number of any person or corporation other than the Renter who has an interest in the property being stored.
- C. Renter shall be legally responsible for any damage done by anyone brought onto the storage facility.
- D. Renter shall not carry on any business out of the storage yard and it shall not be used for any unlawful purpose.
- E. Renter shall not cause damage to or disturb, interfere with or do any action which is liable to cause injury or loss to any third party person and or property.
- F. Prior to termination of this Agreement, Renter shall remove all goods and litter from the storage area. Renter shall, at his sole cost and expense pay any damage caused to the storage area as a result from the removal of the Renter's property from the storage facility.
- G. Renter shall advise A&W Storage in writing of any changes in Renter's mailing address and telephone number.

3. SALE OF RENTER'S PROPERTY

- A. If A&W Storage has not received payment in the form of the monthly charge for any monthly terms on or before the due date, the Renter will be considered to be in default until such time as A&W Storage has received payment for all monthly charges.
- B. When Renter is in default, he will not be entitled to access to the storage facility and remove his property from the storage facility, until the default has been paid up.
- C. Renter agrees that if Renter is in default, A&W Storage may sell the Renter's property according to the procedure for sale of goods subject to a lien set out in the Texas Property Code, Title 5, Subtitle B, Chapter 59.

4. TERMINATION

- A. This Agreement will terminate at the end of a monthly/quarterly/yearly term.

- B. If, on or before the last day of that term, Renter **NOT BEING IN DEFAULT**, has given notice of an intention to terminate this Agreement at the end of that monthly/quarterly/yearly term.
- C. If, on or before the due date for that term, A&W Storage gives notice to the Renter of its intention to terminate this Agreement at the end of that term.

5. GENERAL

- A. Renter shall not assign the benefit of this Agreement without obtaining the written consent of A&W Storage.
- B. Renter will keep area of storage facility their property is in free of debris for lawn maintenance and general housekeeping reasons.
- C. The terms of this Agreement are subject to change without notice.

I agree to above term and to relinquish the use of my assigned area to A&W Storage, despite the term of my Rental Agreement not having expired, subject to a refund of any unused fees paid.

X _____ X

Renter

A&W Storage