

2026 Prices
10'x20' unit - \$95.00/month
5'x8' unit - \$45.00/month

Contact Brian Rostedt @330-592-7710

**MOLAN PROPERTIES STORAGE UNIT
RENTAL AGREEMENT**

Molan Properties, 4155 Martindale Road NE, Canton, OH, 44705 (the "Owner"), who operates a Self-Service Storage Facility, and the undersigned (the "Occupant") hereby enter into this Storage Unit Rental Agreement providing for the rental and use by Occupant of the storage unit located at 4165 Martindale Road, NE, Canton, OH ("Premises"), and further described herein, on the following terms and conditions:

Occupant:	Unit and Charges:
Name: _____	Unit Number _____
Address: _____	Monthly Rental Charges \$ _____
City/Zip: _____	Deposit Received _____
Res. Ph: _____ Bus. Ph: _____	Cleaning Fee \$20.00
Contact Name: _____ Phone _____	Lock and Key Deposit \$20.00
S. S. /Drivers Lic. No. _____	Sales Tax 6.5% = _____
Rental Date _____	

1. Term - Occupant agrees to rent the unit described above (the "Unit") on a month-to-month basis, beginning on the date set out above. In addition to the other terms contained in this Agreement, this Rental Agreement may be terminated by either party at any time. The full month's rental charge will be due in the event of any termination by Occupant after the fifth day of any month.

2. Access - Owner will supply Occupant with a lock and key to be used on the Unit, for which Occupant will pay Owner an advance deposit in the amount indicated above. The deposit will be returned to Occupant upon surrender of both the lock and key in good working condition. If Occupant fails to return either the lock or key, the deposit will be forfeited to Owner. Occupant will not use any lock on the Unit other than one supplied by Owner, and Owner is authorized to remove and replace any lock used on the Unit other than the one supplied by Owner. Occupant shall have access to the Unit only during posted hours. Owner will not be responsible for acts of Occupant, or other persons entering Premises under Occupant's authorization.

3. Rent - Occupant agrees to pay the rent for the term stated, at the Premises, or other address provided by Owner. Each month's rent will be paid in advance, or may be prorated only in the case of first month's rent. All rentals are due on the first day of each month. Cleaning fees will be paid at time of execution of this Agreement and will be refunded to Occupant when Unit is vacated, if Unit is returned to Owner empty of all items and is broom clean. Any rent paid more than five (5) days after it is due will be subject to a late charge of \$5.00 and additional \$5.00 late charges shall be assessed for each subsequent 15 day period after due date. If a check for rent payment is returned or refused by any bank for whatsoever reason, the Owner shall have the right to apply to the rent charged herein, a penalty of \$35.00. Owner reserves the right to demand cash, cashier's check, or a valid money order in lieu of any check tendered by Occupant.

4. Use and Compliance with Law - The Unit shall not be used for any unlawful purposes and will be kept in good condition. No property shall be stored in the Unit unless Occupant legally has the right to have that property in his possession. Occupant may from time to time during the term of this Agreement place in the Unit personal or commercial personal property items, but it is expressly agreed that Owner is under no duty to maintain any records of the contents so placed in the Unit by the Occupant. Owner is not engaged in the business of storing goods for hire or in the warehouse business, but Owner is only providing a Unit for hire. Occupant may not make any use of the Unit for

residential purposes. No bailment is created by this Agreement. The storage of welding equipment or flammables, explosives, or other inherently dangerous or hazardous material, or any unlawful contraband is prohibited. Occupant shall not store in the Unit any items which shall be in violation of any order or requirement imposed by any governmental entity or do any act or cause to be done any act which creates or may create a nuisance in or upon the Unit or the Premises during the term of this Agreement or any renewal or extension thereof.

5. Prohibitions - Occupant shall not: (a) do any painting or decorating in the Unit or mark, paint, cut or drill into, drive nails or screws into, or in any way deface any part of the Unit or the Premises, without the written consent of Owner; (b) Make installments, alterations or additions to the Premises; (c) Assign this Agreement; (d) Erect signs or other advertising materials on or about the Unit or the Premises; (e) Operate any electrical device in the Unit, without the written consent of Owner, and Occupant understands that there is no electrical power to the Unit.

6. Owner's Right to Enter, Inspect and Repair the Unit - Occupant agrees that Owner or Owner's representatives shall have the right, without notice, to enter into and upon the Unit for the purposes of examining the same for lease violations or the condition thereof or making repairs or alterations thereto. Owner will retain a duplicate key to the Unit. Owner reserves the right to move contents to another Unit, and Occupant expressly waives any claim for damages to its property as a result of Owner's moving.

7. Non-Liability of Owner and Insurance Obligations of Occupant - OWNER CARRIES NO INSURANCE WHICH IN ANY WAY COVERS ANY LOSS WHATSOEVER THAT OCCUPANT MAY HAVE IN THE UNIT OR PREMISES AND HENCE OCCUPANT MUST OBTAIN ANY INSURANCE DESIRED AT HIS EXPENSE. OWNER STRONGLY RECOMMENDS THAT OCCUPANT SECURE HIS OWN INSURANCE TO PROTECT HIMSELF AND HIS PROPERTY AGAINST ALL PERILS.

OWNER SHALL NOT BE LIABLE FOR PERSONAL INJURIES OR PROPERTY DAMAGE, OR LOSS FROM THEFT, VANDALISM, FIRE, WATER, WIND, RAIN, SNOW, EXPLOSION, OR ANY OTHER CAUSES WHATSOEVER.

OWNER SHALL NOT BE LIABLE TO OCCUPANT OR OCCUPANT'S INVITEES, FAMILY, EMPLOYEES, AGENTS, OR SERVANTS FOR ANY PERSONAL INJURIES OR DAMAGE TO PERSONAL PROPERTY CAUSED BY ANY ACT OF NEGLIGENCE OF ANY OTHER PERSON ON SAID PREMISES.

OCCUPANT HEREBY AGREES TO INDEMNIFY AND HOLD HARMLESS THE OWNER FROM AND AGAINST ANY AND ALL CLAIMS FOR DAMAGES TO PROPERTY OR PERSONAL INJURY AND COSTS INCLUDING ATTORNEY'S FEES ARISING FROM OCCUPANT'S USE OF THE UNIT OR PREMISES.

8. Default, Owner's Remedies and Lien - Time is of the essence in the performance of this Agreement and in the payment of each and every fee and charge herein agreed to be paid by Occupant. If any fee or charge shall be due or unpaid, or if Occupant shall fail or refuse to perform any of the covenants, conditions or terms of this Agreement, Occupant shall be conclusively deemed in default in the performance of this Agreement. In addition to such liens and remedies provided by law to secure and collect fees, and cumulative therewith, Owner is hereby given a lien as provided in Ohio Revised Code Section 5322.02 upon Occupant's Property, now or at any time hereafter stored in said Unit, to secure the timely performance of this Agreement by Occupant and to secure the payment of all fees, charges for labor or otherwise and costs (including attorneys' fees) incident to Occupant's default. In case of default by Occupant, Owner, at its option may (a) terminate this Agreement, or (b) re-enter, seize and/or take possession of said property for payment of fees in arrears or for breach of this Agreement or by reason of abandonment of said property by Occupant, without Owner being deemed guilty in any manner of trespassing or conversion and without prejudice to any other remedies of Owner. At the time of such re-entry and seizure, the Owner shall give notice, in writing, thereof to Occupant at the address of Occupant indicated herein or at such address as Occupant shall hereafter designate in writing to Owner. Such notice shall be by regular mail and shall be deemed received by Occupant when deposited in the United States Mail, postage prepaid, addressed as described above. In the event of any such seizure of Occupant's Property, Owner shall have the right to sell, dispose of or destroy the property as provided in Ohio Revised Code Section 5322.03.

9. Holding Over - In the case of holding over by the Occupant after the expiration of any stated term, without written agreement, such holding over will be construed to be a renewal from month-to-month, subject to all of the other terms and conditions of this Agreement.

10. Amendment of Terms - All terms of this Agreement, including rent and other charges are SUBJECT TO AMENDMENT by Owner upon THIRTY (30) days prior written notice to Occupant. If amended, the Occupant may terminate this Agreement on the effective date of the amendment, by forwarding written notice to Owner prior to the effective date. If Occupant does not elect to terminate this Agreement as provided herein, then the amendments shall become effective and shall be binding on Occupant.

11. Entire Agreement Clause - This Agreement constitutes the sole and only agreement of the parties hereto and supersedes any prior understanding or written or oral agreement between the parties respecting the written subject matter. No amendment or alteration of the terms hereof shall be binding unless the same be in writing, as provided in paragraph 10.

12. Notices - Notices shall be in writing, and shall be deemed to be delivered, whether actually received or not, when deposited in the United States Mail, postage prepaid, addressed to the Owner or Occupant at its address appearing in this Agreement or at any new address provided in writing to subsequent to the execution of this Agreement.

Molan Properties

Occupant

By _____

Date _____