

## **ALASKA MINI STORAGE RULES AND REGULATIONS**

- A. Tenants agree to pay rent and any accrued fees on time.
  - Late fee schedule:
    - 10 days - \$20
    - 30 days - \$30
    - 60 days - \$50 & EVICTION DUE TO FORECLOSURE
    - 90 days - SOLD AT AUCTION
- B. Hazardous materials prohibited but are not limited to flammable liquids and fuels, chemicals and cleaning products, paints and solvents, propane or compressed gas containers, fireworks, explosives, firearms, ammunition, automotive fluids and batteries, food or animal-related items, live plants or animals, uninsured or nonoperational vehicles, drugs of any kind, and any other hazardous, combustible, or perishable materials.
- C. Alaska Mini Storage requires tenants to use disk or hidden shackle locks on all units. Units may not be left unlocked at any time.
  - Cutting your own lock is strictly prohibited
- D. Always keep pets on a leash or in a vehicle
  - Please clean up after pets
- E. Smoking is not permitted on the property, inside or outside
  - Throwing cigarette butts on property is subject to a \$50.00 fee
- F. Use pallets or tarps as a moisture barrier between concrete and stored items.
- G. Tenants may not leave items outside of dumpsters, in facility hallways, or otherwise dispose of property on the premises. Tenants may not deface the storage unit and must return it in the same condition in which it was received. Alaska Mini Storage reserves the right to assess clean-up, cleaning, and/or damage fees, including a minimum \$50.00 clean-up fee, if management determines it is necessary.
- H. Tenants are strictly prohibited from residing, sleeping, or inhabiting any storage unit or anywhere on the premises.
  - No excessive time spent in a unit
  - No remaining inside a unit with the door closed or partially closed – it will be considered habitation and is a violation of this agreement. Alaska Mini Storage reserves the right to immediately terminate tenancy upon discovery of such activity.
- I. Tenants cannot use the unit as an office, garage, or workshop
  - No repairs of equipment or stored items allowed in units or on property
- J. Riding ATV's, dirt bikes, and snowmobiles on site is prohibited.
- K. No defecating or urinating on the property.
- L. No sale of items on property
  - Tenants must meet buyers off the property.
- M. Alaska Mini Storage does not tolerate harassment or any threatening behavior of employees or other tenants.
- N. Do not plug anything into building power.
- O. Tenants agree not to conduct any activity that violates federal, state, or local criminal laws or laws designed to protect the public health or safety and agrees to not allow such conduct by persons with authorized access or by other third persons.
- P. Do not leave any vehicle, trailer, or storage container after access hours or when Tenant is not present
  - Landlord reserves the right to tow vehicles at Tenant's sole risk and expense.
- Q. Notify Landlord in the event of any building damage or need of repair of any door, roof, lock, etc.
- R. Tenants or guests will not loiter or do any obnoxious activities in or around the premises.