
Terms and Conditions

1. Lease that can be terminated at the end of any 30-day period by either party providing thirty (30) days written notice is given.
2. Lessor does not become bailee of lessee's property and the lessor does not accept control, custody, of, or assume any responsibility for the care of lessee's property.
3. Lessee is to provide his/her own lock; if the lock is removed from the storage room this will serve as notice that the lessee has terminated lease.
4. Lessor shall have the right to enter said premises at times of emergency or to inspect or do repairs.
5. Lessee hereby agrees that lessor shall have a lien and security interest in all of lessee's property stored at said premises and in the event of default in payment of rent for a period of ten (10) days after the rent becomes due hereby authorizes lessor to seize and take possession of lessee's space by placing lessor's lock thereon. Should default in payment of rent continue for a period of forty-five (45) days, then the property stored at said premises shall be sold pursuant to applicable law. Lessee shall be liable for any deficiency remaining after the sale of the goods.
6. Lessee shall pay a late charge of \$10.00 on all rent not paid within five (5) days of the due date.
7. Lessee bears all risk of loss, to the personal property stored by lessee, regardless of how loss is caused, including loss caused by fire, water, storm, or theft.
8. Lessee shall not store highly flammable materials or goods, explosives, perishable food stuffs, contraband, live animals, materials or goods which emit odors. Nor shall lessee repair automobiles or do similar type work on the premises of lessor.
9. Lessee shall not sell, assign or sub-lease this contract.
10. Lessee shall be responsible to notify lessor in writing of any addresses or telephone number change.

Lessee hereby pledges the contents of the above numbered rented space to Parker Road Mini Storage, as collateral security and in the event of default of payment due, and after Parker Road Mini Storage has provided written notice to the above addresses, lessee authorizes Parker Road Mini Storage to sell the pledged property and to apply proceeds to pay all sums due within the balance, if any, to be returned to lessee.

Pursuant to the provisions of Act 576 Of 1967 Of Arkansas, the landlord has a lien of all personal property stored, or to be stored. Within the Space hereby leased to tenant. If tenant is in default under the terms of the lease for more than forty-five (45) days, the personal property stored in the lease space may be sold by landlord at public sale, for cash, in order to satisfy the lien. Tenant shall be in default under this lease agreement for breaching any terms and conditions of this lease including the failure to pay rent on, or before the fifth (5th) day of each month during the term of this lease. If tenant shall be in such default, landlord will mail written notice of such default of tenant, and will place landlord's padlock on the second (2nd) hasp of the door of the storage space and deny tenant access to the leased space.