

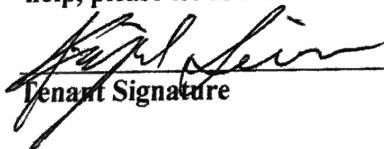
**Country Club Mini-Storage**  
**16175 Laurel Street**  
**Waukegan, IA 50263**  
**515-987-2902**

**Unit # 0053**

~~Gate Access # 7630~~

Welcome! The following information is for your reference. It contains some important suggestions and pertinent information about the policies of this self storage facility.

1. Your fee is 55.00 and is due on the 12 of each month.
2. We will not send you a bill. Please mail your payment or bring it into the office. A payment slot has been provided for your convenience.
3. We do not accept cash for monthly payments. Please have a check or money order.
4. If we have not received your payment by day 6 of the month, your gate access will be denied. However, we will not charge a late fee and overlock your unit until day 6 of the month.
5. If your payment is not received by the 15<sup>th</sup> of the month, we will process your unit for public auction.
6. A partial payment will not stop fees or official procedures. Any agreement between tenant and management to extend payment dates or defer sale of goods must be in writing and signed by both management and tenant to be binding.
7. A 35.00 fee is automatically charged for all returned checks as well as a 5.50 late fee. All future payments must be made by money order.
8. We do not assume liability for the goods you store. Adding stored goods to an existing policy is generally quite inexpensive; we recommend contacting your insurance agency.
9. Do not use the rental unit for anything but DEAD STORAGE. Do not store any flammable, explosive or illicit materials. The unit is to be used for storage only.
10. The storage unit must be vacated on or before the last day of the month for which rent has been paid and all terms and conditions of this agreement are met by the tenant.
11. The storage unit must broom clean, emptied, in good condition - subject only to wear and tear - and ready to re-rent.
12. Tenant's lock must be removed upon termination of occupancy. Failure to remove lock will result in your being charged the next month's rental and late fees.
13. Gate hours are from \_\_\_\_\_ (A.M.) to \_\_\_\_\_ (P.M.), seven days a week. The gate will not open after \_\_\_\_\_ (P.M.), so please be out on time.
14. Office hours are from \_\_\_\_\_ (A.M.) to \_\_\_\_\_ (P.M.), \_\_\_\_\_ through \_\_\_\_\_. Management is on the property after hours for security reasons only.
15. We do not prorate when you vacate a unit. If your unit is not vacant on the first (1<sup>st</sup>) day of the month, a full month's rent is due. There are no exceptions!
16. Only one lock is allowed per door latch. If more than one lock is found, you may be subject to a 35.00 administration fee for the removal of that lock.
17. Do not follow someone through the gate without first putting in your access code. The gate may close on you or you may not be able to exit.
18. Please keep us updated of any address changes and/or phone number changes. Until we are notified in writing with your signature, the only valid address and telephone number present is on the lease.
19. Please leave aisles clear and do not block another tenant's door.
20. Delivery drivers are to be met promptly and are not to block the front driveway or gate under any circumstances.
21. We will strictly enforce all policies and conditions in our contract. We do not make exceptions!
22. Thank you! We appreciate your business and look forward to your having a pleasant stay with us. If we can be of further help, please let us know.

  
Tenant Signature

11/12/2017  
Date

[www.afforditstorage.com](http://www.afforditstorage.com)

**COUNTRY CLUB / AFFORD IT MINI STORAGE**  
**Self-Service Storage Rental Agreement**

*PO Box 27, Waukee, IA 50263 (515) 986-1144/ (515) 987-2902*

1. DESCRIPTION OF SPACE: In consideration of the covenants, conditions and agreements hereinafter contained, owner does hereby rent to Occupant, Unit No. 0053 here inafter called "the space" or the "facility" meaning the entire property.
2. TERM: This rental agreement shall commence on the date of execution and shall terminate thirty days (30) thereafter unless extended, renewed, or unless sooner terminated according to the provisions hereof.
3. RENT: The rent shall be 55.00 per month and the Occupant has inspected said unit and acknowledges same to be in good condition. Rent shall be payable as follows: Rent is due and payable on the 12 day of each calendar of each month, in advance, without demand. If the rent is not paid by the tenth (10) day after the date due, Occupant agrees to pay a late charge of 10% of the monthly rent with a minimum charge of \$4.00. Occupant agrees to pay a \$15 charge for each returned check. Failure to pay the rent due prior to the end of the tenth (10) day following the due date shall place the Occupant in default for non-payment of rent and the provisions of this agreement relative to default shall apply.
4. DAMAGE, CLEANING, & PERFORMANCE DEPOSIT: The Occupant shall pay a property damage, cleaning, & performance deposit to Owner in the amount of \$30.00. The deposit, without interest will be returned at the termination of the rental agreement provided the Occupant has complied with all the objections hereunder and subject to such deductions herein authorized. Occupant agrees to give ten (10) days written notice prior to move out and agrees to surrender the rented space to owner at the end of this agreement in clean, reasonable and rentable condition, normal wear and tear expected, and all costs and expenses incurred by Owner in restoring the space to the same condition as when rented, will be paid by Occupant as a deduction from the deposit. Any unpaid charges, damages, or rent due to Owner shall likewise be deducted from the deposit. Should the deductions herein authorized exceed the amount of the deposit, Occupant agrees to pay the Owner the amount of such excess.
5. OWNERS OPTION TO RENEW: Owner reserves the right to renew the rental agreement for any reasonable cause including, but not limited to, Occupants breach of any of the covenants, terms, or conditions of the agreement.
6. USE AND COMPLIANCE WITH LAW: Occupant agrees that the rented unit is to be used exclusively for the storage of property; however, the storage or use of flammable, explosive, or other dangerous or noxious substances is expressly prohibited. Occupant further agrees to comply with all laws and ordinances, whether state, federal or local in connection with the use and occupancy of the rented unit. A space shall not be used for residential purposes nor is it a warehouse as defined in Chapter 554 of the Iowa Code. The "Iowa Self-Storage Facility Lien Act" shall govern this rental.
7. NONLIABILITY OF OWNER AND INSURANCE OBLIGATIONS OF OCCUPANT: Owner carries no insurance which in any way covers any loss whatsoever that Occupant may have or claim by renting the storage space of being on or about the facility, and therefore Occupant must obtain any insurance desired at his own expense. Owner strongly recommends that Occupant secure his own insurance to protect himself and his property against all perils of whatsoever nature. Owner, Agent or employees, shall not be liable for personal injuries or property damage, or loss from theft, vandalism, rodents, fire, water, tornado, rain, explosion or any other causes whatsoever. 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 Owner's reasonable attorney's fees arising from Occupant's use of the space, or from any activity, work or things done, permitted or suffered by Occupant on or about the facility. Occupant agrees to disclose the names of any person or entities with a security interest in, or lien on, any of Occupants stored property.
8. OWNERS RIGHT TO ENTER, INSPECT & REPAIR: Upon the request of the owner, the Occupant shall provide access to the Owner to enter the rented space for purpose of inspection, repair, alteration, improvement or to supply necessary or agreed services. In case of emergency, the Owner may enter the rented space for any of the above stated purposes without notice to or consent of the Occupant and the Owner reserves the right to remove the contents of the rented space to another space. For the purpose of paragraph the term "emergency" means any sudden occurrence or circumstances which demands immediate action, or in compliance with a court order.
9. DEFAULT: Time is of the essence in the performance of this agreement and in the payment of each and every installment of rent and charges hereinafter covenanted to be paid. If any rent or charge shall be due and 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 case of default, at his/her option, and without prejudice to any other remedies, Owner may:
  - a. Deny access to Occupant after the tenth (10) day following the due date and until such time as payment of rent has been made and if not paid by the tenth (10) day after the due date Owner shall have the right to remove Occupant's lock for the purpose of inspecting the space relative to evidence of abandonment of the unit and terminate the rental agreement; or
  - b. Seize and sell the property against which a lien is attached under Iowa law.
10. CHANGE OF TERMS: All terms of this agreement including, but not limited to, monthly rental, conditions of occupancy and charges are subject to change upon thirty (30) days prior written notice to terminate. If the Occupant does not give such notice, the change shall become effective and apply to his or her occupancy.

11. NOTICES: The last known address of the Occupant is shown herein and is provided for the "Iowa self-service Storage Facility Lien Act."
12. CHANGE OF ADDRESS: It shall be the duty of the Occupant to furnish Owner notification in writing, at Owner's address provided herein, and change of address or phone number by certified mail.
13. ENTIRE AGREEMENT CLAUSE: This agreement constitutes the sole and only agreement of the parties hereto and supersedes any prior understandings or agreements, whether oral or written, between the parties respecting the within subject matter. No amendment or alteration of the terms hereof shall be binding unless the same be in writing, is dated subsequent to the date hereof, and is duly executed by the parties hereto.
14. RULES & REGULATIONS: It may be necessary from time to time, for the Owner to make rules and regulations at the rental site. The Owner has placed a bulletin board in the office where payments are made and will post such rules and regulations, as they become necessary.
15. OCCUPANTS INJURY TO PROPERTY RIGHTS OF OWNER: In the event of damage caused by negligence or fault of Occupant or his agent, Occupant agrees to reimburse Owner promptly for the amount of loss. Occupant specifically agrees to pay for any and all repairs necessitated by him/her. Occupant shall use reasonable diligence in protection and care of the rental space during the occupancy and will keep said premise free from any rubbish, obstacles and/or nuisance. The Occupant shall make no alterations of Owner's space or fixtures. No holes shall be drilled in the walls or floors and no unauthorized electrical usage will be allowed.

NOTICE TO OCCUPANT: DO NOT SIGN THIS AGREEMENT BEFORE YOU READ IT AND FULLY UNDERSTAND THE COVENANTS AND CONDITIONS CONTAINED HEREIN. YOU ARE ENTITLED TO A COPY OF THE AGREEMENT YOU SIGN, KEEP THE AGREEMENT TO PROTECT YOUR LEGAL RIGHTS. THE RIGHTS OF THE OWNERS AND OCCUPANTS OF SELF-SERVICE STORAGE FACILITIES ARE THOROUGHLY DEFINED IN IOWA LAW IN CHAPTER 578A, EFFECTIVE JULY 1, 1984, KNOWN AS THE "IOWA SELF-STORAGE FACILITY LIEN ACT." This done and executed in DALLAS County, Iowa after reading the whole, November 12, 2017 .

Kapil Limbu  
 Occupant Name  
Beth Sandquist Stroud  
 Country Club / Afford-It Mini Storage Agent

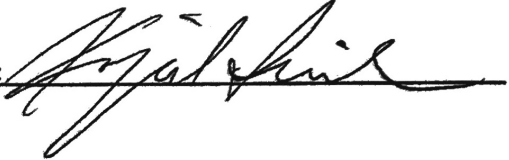
<u>0053</u>	<u>5.0 x 10.0</u>
Space Number	Size
<u>55.00</u>	<u>3.30</u>
Rent Amount	Sales Tax
<u>1127 90th Street, West Des Moines, Iowa 50266</u>	
Occupant Address	
Phone #	<u>koolda@gmail.com</u>
	Email Address

DEPOSIT  
 Deposit

Alternate Phone #  
 Insurance In Effect??

59.15 Total Due

Lock

Signature: 

# TENANT RESPONSIBILITY RENTAL AGREEMENT ADDENDUM

Your signature on this lease addendum is required as proof that customer storage insurance has been made available to you. The addendum will be retained by this facility as part of your lease or rental agreement. If you choose to participate in the MiniCo tenant insurance program, coverage will be provided through a licensed Agent. **Note: purchasing this coverage may duplicate coverage already provided by other insurance such as a homeowners policy or fire policy covering your contents. Please read any such policies you have.**

I understand that this self-storage facility and/or its management: (1) Is not responsible for loss or damage to my property; (2) Does not provide insurance for my stored property; (3) Requires that I provide my own insurance coverage or be uninsured (personally responsible for any loss); (4) Is a commercial business renting space and is not a bailee or warehouseman.

I acknowledge that I have read the above information which explains the MiniCo tenant insurance program that is available to me. **NEITHER THE STORAGE COMPANY NOR THE LEASING REPRESENTATIVE IS AN INSURANCE AGENT.**

I ELECT TO: (Please select and initial one)

         PURCHASE MiniCo tenant insurance which provides insurance coverage for my stored property against burglary, storms, smoke, fire, earthquake, lightning, rodents and more.  
The selected amount of premium is to be included in my invoices each billing period.

Type of Goods Stored: Household and Personal Goods    Commercial Commodities  
Policy Delivery Method: E-Mail (provide below)    U.S. Mail

Coverage Limit	Monthly Premium	
\$2,500	\$9.00	_____
3,000	12.00	_____
5,000	20.00	_____
7,500	29.00	_____
10,000	38.00	_____
15,000	57.00	_____
20,000	75.00	_____

Coverage is underwritten by Safeco Insurance Company of America. If you have questions about coverage, call the Agent shown below. A Customer Policy Certificate of Insurance will be sent to you by the method selected above. The Tenant Responsibility Addendum-Insurance Enrollment Form contains general and descriptive information; the Customer Policy Certificate of Insurance is the contract. This policy may duplicate coverage already provided by a renter's or homeowner's policy, personal liability policy or other source of coverage. There is zero deductible on this policy.

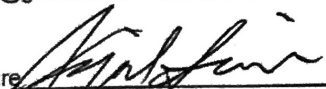
**ACCEPT FULL RESPONSIBILITY FOR ANY LOSS.**

I am not interested in MiniCo tenant insurance coverage at this time, but I realize I may apply for insurance coverage at any time throughout the duration of my lease and prior to any loss.

Any person who knowingly and with intent to defraud any insurance company or another person files an application for insurance containing any materially false information, or conceals for the purpose of misleading information concerning any fact material thereto, commits a fraudulent insurance act, which is a crime, and subjects the person to criminal and civil penalties.

The company reserves the right to request an inventory and appraisal of your items in storage. In the event of a loss, the insured is responsible for producing an accurate record of damaged and undamaged articles and proof of ownership. I further understand and agree that the issuance of coverage is based on this application.

## INSURANCE ENROLLMENT FORM/EVIDENCE OF INSURANCE

Tenant    Kapil Limbu  
Company    Iowa Nepalese Association  
Address    1127 90th Street  
City, State, Zip    West Des Moines Iowa 50266  
Email: koolda@gmail.com    Phone: 515-991-7630 Kapil  
Unit: 0053  
Tenant Signature 

Facility: Country Club Mini-Storage  
Address: 16175 Laurel Street  
City: Waukee ST: IA Zip: 50263  
Qualified Facility # 215299    Master Policy # 7896114  
Site Phone: 515-987-2902

Coverage Effective Date: 11/12/2017

Agent: MiniCo Insurance Agency, LLC  
4981  
10851 N. Black Canyon Hwy Ste 200

Toll Free Phone Number: 800-544-6464

Fax Number: 800-637-

E-Mail Address: insurance@tenantone.com    File Claims: 800-528-1056

# Statement

Sunday, November 12, 2017

Limbu, Kapil  
Iowa Nepalese Association  
1127 90th Street  
West Des Moines Iowa 50266

L001 - Country Club Mini-Storage, 16175 Laurel Street, Waukee IA 50263 TEL: 515-987-2902

Unit 0053	Date Out	Credit Balance	0.00
Lease # 262	Paid Thru 11/11/2017	Current Balance	59.15
Lease Date 11/12/2017	PO Number	Deposit Liability (Cash Basis)	0.00

Date	Description	Invoice	Charge Batch #	Charge	Tax1	Tax2	Payment	Total
11/12/2017	Security Deposit		2805	30.00	0.00	0.00		30.00
11/12/2017	Rent		2805	27.50	1.65	0.00		29.15
26164			Subtotal	57.50	1.65	0.00	0.00	59.15
							Total	59.15

paid \$ 59.15  
CK # 6072  
11-12-17

*By Strand*