

4. **DEPOSITS.** A deposit shall be paid by the Renter. This deposit shall be held by the owner to insure faithful performance by Renter of all terms of this rental agreement. If the Renter complies with his obligations, the deposit will be returned without interest within 30 days of move out. Owner may deduct all cost and expenses, unpaid rental charges, damages, cleaning, or other charges from the deposit. Should the total deductions authorized exceed the amount of the deposit, Renter agrees to pay the amount of excess. Unless the renter complies with his obligations of giving fifteen (15) days written notice, broom cleans unit and claims deposit, the deposit will be deemed forfeited.
5. **DEFAULT AND LOCK OUT.** Renter shall be in default if rent is not paid when due or violates any other terms or conditions of the Rental Agreement. Owner shall deny Renter access to the rented space until default corrected.
6. **LIEN.** Pursuant to the Virginia Self-Storage Act, Section 55-416 ET SEQ. of the Code of Virginia, Owner has a lien on all personal property stored in the rented space and upon default by Renter, Owner may enforce this lien by selling the property which is stored in the rented space. Renter represents that all of the property stored or to be stored in the rented space is wholly owned by Renter.
7. **RIGHT OF ENTRY.** Owner shall have the right to remove Renter's lock and enter the rented space upon default or for purpose of examining same for violations of law or for violations of this rental agreement, inspecting rented space, or to make repairs or alterations. Owner reserves the right to remove contents to another space. Renter agrees to indemnify and hold Owner harmless for any expenses or loss in connection with such removal and storage.
8. **CHANGE OF ADDRESS.** Renter agrees to advise Owner promptly in writing any change of address or phone number. Changes will not become effective until acknowledged by the Owner. Unit will be overllocked and access denied until current address is given.
9. **RULES AND REGULATIONS.** Renter agrees to abide by all Policy Regulations pertaining to the use of the rented space which from time to time shall be made by the Owner and posted in the area.
10. **USE.** Renter(s) shall use the rented space for the purpose of dry storage of personal property wholly owned by the Renter(s). All parties are responsible for compliance with all terms. Unlawful or dangerous chemicals/materials are prohibited. Renter shall not make any alterations or sublet the rented space or assign this Rental Agreement. The use of the Owner's electricity to power electrical tools, machinery or appliances is prohibited, without the prior written approval of the Owner. Renter shall keep the rented space secured with a lock.
11. **NO BAILMENT.** The care, custody and control of all property stored in the rented space shall remain vested in the Renter and this Rental Agreement in no way creates a bailor-bailee relationship. Owner is not a warehouseman.
12. **SURRENDER.** Upon termination of the Rental Agreement, Renter shall surrender peaceable possessions of the rented space in good condition as it is now, normal wear and tear accepted. All items must be removed and unit broom clean.
13. **ABANDONMENT.** Abandonment occurs if the Renter removes the contents of the rented space or removes the locking device from the rented space, is in default of rent, fails to remove contents of the leased space after the owner has terminated this agreement or is in default of any provision of the Rental Agreement. At Owner's option, this Rental Agreement shall automatically terminate as of the date the Renter abandons the rented space. Any property remaining on the premises after expiration of the Rental Agreement shall be conclusively deemed to have been abandoned and may be disposed of as the Owner may see fit. Abandonment shall cause the rented space to revert to Owner for re-rental.
14. **MODIFICATION.** Owner reserves the right to modify any of the terms and conditions by giving written notice to the Renter at least fifteen (15) days prior to the end of the original or renewal terms.
15. **SEVERABILITY CLAUSE.** If any part of this Rental Agreement is declared invalid, such decision shall not effect the validity of any remaining portion, which remaining portion shall remain in full force and effect as if the Rental Agreement had been executed with the invalid portion eliminated.
16. **ENTIRE AGREEMENT.** This Rental Agreement and addendums contain the entire agreement of the parties and supersedes any prior understanding, written or oral agreements between the parties respecting the within subject matter and neither they nor their agents shall be bound by any terms, conditions, statements, warranties, representations or advertisements, oral or written, not herein contained.
17. **SAFETY.** Renter agrees to abide by 5 MPH speed limit, to avoid blocking traffic flow and to park parallel and no closer than one foot to building.
18. Timberwest Storage has a gated fenced area that only renters and guest are allowed to enter.

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