

OKLAHOMA SELF STORAGE RENTAL AGREEMENT

Cambridge Mini Storage
4801 W Main St
Norman, OK 73072
405-360-0445

Notice to Occupant: By signing this Agreement the Occupant hereby acknowledges that he has read, understands and accepts all the terms and conditions expressed in this Agreement.

Tenant Signature: Tammy Richards by [Signature]

DATE: 6/16/24

Manager Signature: [Signature]

DATE: 6-16-24

Rental Agreement Date: 7-1-24 Storage Space Number: 6-30-27 Gate Code Number: 719

Occupant:
Name: Cleveland County TREASURER
Address: 201 S Jones #100
City/State/Zip: Norman, OK 73069
Phone: (H) 405 366 0634 (Cell) 405 366 0634
E-Mail: <Tenant.email.>

Alternate Person: Please provide the Name and Telephone Number of another person to whom the preliminary lien notice and subsequent notices may be sent.

Name: _____ Phone Number: _____

Fees:

New Account Administration Fee: \$ 25.00

Late Fees: \$ 20.00

NSF Fee: \$ 25.00

Lock Cut Fee: \$ 50.00

Lienholder Information: Occupant represents that he owns or has legal possession of the personal property in his space(s) (now stored or will be stored) and that all the personal property in his space is free and clear of all liens and secured interests.

NOTICE OF LIEN: IN ACCORDANCE WITH THE TERMS OF THIS RENTAL AGREEMENT YOUR STORED PERSONAL PROPERTY MAY BE SOLD OR OTHERWISE DISPOSED OF TO SATISFY THIS LIEN IF NO PAYMENT HAS BEEN RECEIVED FOR A CONTINUOUS THIRTY (30) DAY PERIOD.

This Rental Agreement, (hereinafter referred to as the "Agreement"), is made and entered into as of the above set forth date (the "Rental Agreement Date"), by and between Cambridge Mini Storage, the Owner, (hereinafter referred to as the "Owner") as Landlord and the Occupant identified above, (hereinafter referred to as the "Occupant") as Tenant, whose last known address is set forth above. For the consideration provided in this Agreement, the Occupant agrees to rent from the Owner, and the Owner agrees to let the Occupant use and occupy the storage space listed above (hereinafter referred to as the "Space") in the self service storage facility known as Cambridge Mini Storage, located in Norman, OK (hereinafter referred to as the "Property"). "Space" as used in this Agreement means that part of the self-service storage facility described above.

TERMS AND CONDITIONS

1. TERM. For the consideration hereinafter stated, the Owner agrees to let Occupant use and occupy a space as listed above in the self-service storage facility, situated in the city and county listed above in the state of Oklahoma, hereinafter referred to as Space. Said Space is to be occupied and used for the purposes

specified herein and subject to the conditions set forth, beginning on the Agreement date listed above and continuing month to month until terminated.

2. RENT. Tenant agrees to pay Cambridge Mini Storage, (hereafter Operator), the sum of 35.00 per month, payable monthly in advance of the anniversary date of the date of lease signing. Payment shall be made by cash, check, money order or credit card. Tenant shall pay at least one full month's rent in advance; partial payments will not be accepted. Any rent paid in excess of that owed for the month in which this Rental Agreement begins shall be credited to rent payable for the month(s) immediately following. Owner does not pro-rate partial month's rent. Under no circumstances shall the Occupant be entitled to a refund of the first month's Rent. In addition, Occupant shall not be entitled to a refund of any pro-rated portion of the Rent for the month in which a termination of this RENTAL AGREEMENT occurs. Tenant understands and agrees that with respect to any month to month occupancy, Operator may adjust the rent, effective the month after written notice by Operator to Tenant giving notice of such adjustment, which notice shall be given not less than thirty (30) days prior to the first day of the period for which the adjustment shall be effective. Any such adjustment in the monthly rent shall not otherwise affect the terms of this Agreement, and all the other terms of this Agreement shall remain in full force and effect.

3. The Occupant agrees to pay the Owner, for the use of the Space and improvements thereon, the Monthly Rent listed above. Monthly installments are payable in advance at the Owner's office on or before the first of the month due, in the amount of the Monthly Rent stated above, and a like amount each month hereafter, until the termination of this Agreement. The first of the month is hereinafter referred to as the "Due Date. The Owner acknowledges receipt of the sum set forth above showing payment through the Rent Paid To Date shown above. If any monthly installment is not paid when due, or if any check delivered in payment is dishonored, the Occupant shall be deemed to be in default under the terms of this Agreement. The Occupant's failure to perform any of its obligations under the terms and conditions of this Agreement or the Occupant's breach of the peace shall also constitute a default hereunder. The Occupant agrees and understands that partial payments made to cure a default for nonpayment of rent will not delay or stop foreclosure and sale of Occupant's property. The tender of partial payments shall not serve to waive or avoid the legal effect of prior notices given to Occupant. Only full payment on the Occupant's account prior to the published auction date will stop a scheduled sale of the property. Owner accepts checks, money orders and credit cards. Cash is accepted for walk in payments only during business hours. DO NOT PUT CASH IN ANY MAIL SLOT OR DROP BOX.

4. DEPOSIT AND FEES. Concurrently with the execution of this Agreement, Occupant shall pay to Owner a nonrefundable New Account Administration Fee in the amount as set forth above. Occupant agrees to pay the sum of \$ 250 as a deposit to be held by the Owner and to be used, if necessary, for the repair of any damage done to the Space and to clean up the Space at the termination of the Agreement. In the event that the Space is left in a good state of repair and in a broom-swept condition, then this amount shall be refunded to the Occupant. Occupant agrees that the Owner may also set off any claims it may have against the Occupant from this fund. If any monthly installment is received after five days of the anniversary date, Occupant shall pay to Owner a late charge of \$ 30, said late charge to be immediately due and payable without demand from Owner. If any check is dishonored for any reason, said late charge shall be due and payable in addition to a return check charge of \$ 25. If Occupant's property is processed for sale at public auction, Occupant shall be responsible for a minimum public auction processing fee of \$ 30.

5. DENIAL OF ACCESS. If rent is not paid within five (5) days of the monthly due date, Owner may without notice, deny the Occupant access to the property located in the self storage facility. Access will be denied to any party other than the Occupant who does not retain gate code and key to lock on Space or has supplied Owner with written authorization from the Occupant to enter the Space. Occupant's access to the facility may also be conditioned in any manner deemed reasonably necessary by Owner to maintain order on the premises. Such measures may include, but are not limited to, restricting hours of operation, requiring verification of Occupant's identity and inspecting vehicles that enter the premises. The Owner shall not be liable for damages sustained by an Occupant, if any, alleged to result from action taken by the Owner to prevent access to the facility after the Occupant has committed an act of default pursuant to this Agreement. Additionally, if Occupant is renting more than one Space at any given time, default on one rented Space shall constitute default on all rented Spaces, entitling Owner to deny access to Occupant to all rented Spaces. If an Occupant damages any real or personal property of the Owner in order to attempt to regain access to a self-services storage facility, or any component of a self service storage facility, including but not limited to the

destruction of a padlock or similar device, in addition to criminal liability, the Occupant shall be liable for the damage caused and the Owner of the self-service storage facility may add the damages or expenses incurred as a result of the action taken by the Occupant to the amount of unpaid storage charges for purpose of enforcing the Owner's lien.

6. **USE AND COMPLIANCE WITH LAW.** The Space named herein is to be used by the Occupant solely for the purpose of storing any personal property belonging to the Occupant. The Occupant agrees not to store any explosives, or any flammable, odorous, noxious, corrosive, hazardous or pollutant materials or any other goods in the Space which would cause danger or nuisance to the Space or facility. The Occupant agrees that the property will not be used for any purposes unlawful or contrary to any ordinance, regulation, fire code or health code and the Occupant agrees not to commit waste, nor to create a nuisance, nor alter or affix signs on the Space, and will keep the Space in good condition during the term of the Agreement. The Occupant agrees not to store jewels, furs, heirlooms, art works, collectibles or other irreplaceable items having special or emotional value to the Occupant. The Occupant hereby waives any claim for sentimental or emotional value for the Occupant's property that is stored in the Space or on the Property. There shall be NO HABITABLE OCCUPANCY of the Space by humans or pets of any kind for any period whatsoever and violation of these prohibitions shall be grounds for immediate termination of this Agreement.

7. **LIMITATION OF VALUE.** Occupant agrees that in no event shall the total value of all property stored be deemed to exceed \$5,000 unless Owner has given permission in writing for Occupant to store property exceeding \$5,000 in value and Occupant has provided proof of insurance to Owner to cover the value of the stored property. Occupant agrees that the maximum liability of Owner to Occupant for any claim or suit by Occupant, including but not limited to any suit which alleges wrongful or improper foreclosure or sale of the contents of a storage unit is \$5,000. Nothing in this section shall be deemed to create any liability on the part of Owner to Occupant for any loss or damage to Occupant's property, regardless of cause.

8. **OCCUPANT'S RISK OF LOSS.** No bailment is created by this Agreement. Owner is not a warehouseman engaged in the business of storing goods for hire. The exclusive care, custody and control of any and all personal property stored in the Space shall remain vested in the Occupant, and all property stored within or on the Space by Occupant or located at the facility by anyone shall be stored at Occupant's sole risk. The Owner must exercise ordinary care only. Owner and Owner's agents and employees shall not be liable for any loss of or damage to any personal property while at the rented premises arising from any cause whatsoever including, but not limited to, burglary, mysterious disappearance, fire, water damage, mold, mildew, rodents, Acts of God, the active or passive acts or omissions or negligence of the Owner, Owner's agents or employees. No Owner of a self-service storage facility shall be liable for loss sustained by an Occupant as a result of theft committed by a third party provided that ordinary care was exercised.

9. **INSURANCE.** Occupant, at Occupant's expense, shall secure its own insurance to protect itself and its property against all perils of whatsoever nature. Occupant has a duty to safeguard the personal property located in the facility from loss. Owner has no legal obligation to provide insurance to protect the personal property from loss. Insurance on Occupant's property is a material condition of this Agreement. Occupant assumes all risk of loss to stored property that would be covered by such insurance. Insurance carried by the Owner shall be for the sole benefit of the Owner and Occupant shall make no claim whatsoever against Owner's insurance. Occupant agrees not to subrogate against or allow Occupant's insurance company to subrogate against Owner in the event of loss or damage of any kind or from any cause.

10. **INDEMNIFICATION OF OWNER.** Occupant will indemnify and hold the Owner harmless from and against any and all manner of claims for damages or lost property or personal injury and costs including attorney's fees arising from Occupant's lease of the Space on the facility or from any activity, work or thing done, permitted or suffered by Occupant in or on the Space or about the facility. In the event that the Space is damaged or destroyed by fire or other casualty, Owner shall have the right to remove the contents of the Space and store it at the Occupant's sole cost and expenses without liability for any loss or damage whatsoever, and Occupant shall indemnify and hold Owner harmless from and against any loss, cost, or expense of Owner in connection with such removal and storage. Should any of Owner's employees perform any services for Occupant at Occupant's request, such employee shall be deemed to be the agent of the Occupant regardless of whether payment for such services is made or not, and Occupant agrees to indemnify and hold Owner harmless from any liability in connection with or arising from directly or indirectly such services performed by employees of Owner. Notwithstanding that Owner shall not be liable for such occurrences,

Occupant agrees to notify Owner immediately upon the occurrence of any injury, damage, or loss suffered by Occupant or other person in any of such circumstances.

11. **PERSONAL INJURY.** Owner and Owner's agents and employees shall not be liable whatsoever to any extent to Occupant or Occupant's invitees, family, employees, agents or servants for any personal injury, death, or property damage or loss arising from Occupant's use of the Space or premises from any cause whatsoever including, but not limited to, the active or passive acts or omissions or negligence of the Owner, Owner's agents, or employees.

12. **OWNER'S LIEN.** OWNER SHALL HAVE A LIEN ON ALL PERSONAL PROPERTY STORED IN THE SPACE FOR RENT, LABOR OR OTHER CHARGES, PRESENT AND FUTURE, IN RELATION TO THE PERSONAL PROPERTY AND THE EXPENSES NECESSARY FOR ITS PRESERVATION OR EXPENSES REASONABLY INCURRED IN ITS SALE OR OTHER DISPOSITION PURSUANT TO A42-191, ET AL., KNOWN AS THE "SELF-SERVICE STORAGE FACILITY LIEN ACT". THE LIEN PROVIDED HEREUNDER ATTACHES AS OF THE DATE THAT THE PERSONAL PROPERTY IS BROUGHT TO THE PREMISES. IN ADDITION TO ALL OTHER REMEDIES AVAILABLE AT LAW OR IN EQUITY, OWNER MAY ENFORCE ITS LIEN BY SELLING OR OTHERWISE DISPOSING OF THE PERSONAL PROPERTY STORED IN THE SPACE.

13. **OCCUPANT'S LIABILITY.** In the event of a foreclosure, it is understood and agreed that the liability of Occupant for the rents, charges, costs and expenses provided for in this Agreement shall not be relinquished, diminished or extinguished prior to payment in full. It is further agreed that Occupant shall be personally liable for all rents, charges, costs and expenses, including those incurred in the sale and/or disposition of the Occupant's property as provided for above. Owner may use a collection agency thereafter to secure any remaining balance owed by Occupant after the application of sale proceeds if any. If any property remains unsold after foreclosure and sale, Owner may dispose of said property in any manner considered appropriate by Owner. Occupant hereby waives and renounces its right to the benefit of any constitutional or statutory exemptions as to its property in the Space.

14. **CONDITION AND ALTERATION OF PREMISES.** Occupant assumes responsibility for having examined the premises and hereby accepts it as being in good order and condition. Occupant understands that all unit sizes are approximate and enters into this Agreement without reliance on the estimated size of the Space. Should Occupant damage or depreciate the Space, or make alterations or improvements without the prior consent of the Owner, or require the Owner to incur costs to clean the Space upon termination, then all costs necessary to restore the Space to its prior condition shall be borne by Occupant. Owner has the right to declare any such costs to repair as rent and non-payment of said costs to entitle Owner to deny Occupant access to the Space.

15. **TERMINATION.** This Agreement shall continue from month to month unless Occupant or Owner delivers to the other party a written notice of its intentions to terminate the Agreement five (5) days prior to the end of the then current rental month. Upon termination of this Agreement, Occupant shall remove all personal property from the Space and shall deliver possession of the Space to the Owner within five (5) working days unless such property is subject to Owner's lien rights as referenced in this Agreement. If Occupant fails to fully remove its property from the Space within the time required, Owner, at its option, may without further notice or demand, either directly or through legal process, reenter the Occupant's unit and remove all property therefrom without being deemed guilty in any manner of trespassing or conversion. All items, including boxes and trash left in the Space or on the Property after vacating will be deemed to be of no value to the Occupant and will be discarded by the Owner at the expense of the Occupant.

16. **ABANDONMENT.** This Agreement shall automatically terminate if Occupant abandons Space. Occupant shall have abandoned the Space if Occupant has removed Occupant's locking device from the Space and IS NOT current in all obligations hereunder. Rent paid for month in which Occupant moves out early shall not be refunded.

17. **ABANDONMENT OR SURRENDER POSSESSION DISPOSAL NOTICE.** A. If the Occupant abandons or surrenders possession of the self-service storage facility and leaves household goods, furnishings, fixtures, or any other personal property in the self-service storage facility, the Owner may take possession of the property, and if, in the judgment of the Owner, the property has no ascertainable or apparent value, the Owner

may dispose of the property without any duty of accounting or any liability to any party. B. If the Occupant abandons or surrenders possession of the self-service storage facility and leaves household goods, furnishings, fixtures, or any other personal property in the self-service storage facility, the Owner may take possession of the property, and if, in the judgment of the Owner the property has an ascertainable or apparent value, such property left with the Owner for a period of thirty (30) days or longer shall be conclusively determined to be abandoned and as such the Owner may dispose of said property in any manner which he deems reasonable and proper without liability to the Occupant or any other interested party; however, before the property is disposed of, the Owner shall provide written notice to the Occupant, by certified mail with return receipt requested, and the Owner may dispose of the property fifteen (15) days after the Owner receives the return receipt document or fifteen (15) days after the Owner receives a communication from the United States Post Office that the written notice was not claimed by the addressee, whichever period occurs first.

18. **OWNER'S RIGHT TO ENTER.** In cases where Owner considers it necessary to enter the Space for purposes of examining the Space for violation of this Agreement or condition in the Space or making repairs or alterations thereto, or to comply with this Agreement, Occupant agrees that Owner, or Owner's representative, shall have the right without notice to enter into and upon the Space and Owner reserves the right to remove contents to another space.

19. **ASSIGNMENT AND SUBLETTING.** Occupant shall not assign this Agreement or sublet the whole or any portion of the Space rented hereunder.

20. **WAIVER/ENFORCEABILITY.** In the event any part of this Agreement shall be held invalid or unenforceable the remaining part of this Agreement shall be in full force and effect as though any invalid or unenforceable part or parts were not written into this Agreement. No waiver by Owner of any provisions hereof shall be deemed a waiver of any other provision hereof or of any subsequent default or breach by Occupant of the same or any other provision.

21. **SUCCESSION.** This Agreement is binding upon the parties, their heirs, successors and assigns.

22. **GOVERNING LAW.** This Agreement and any actions between the parties shall be interpreted by and governed by the laws of the State of Oklahoma.

23. **WAIVER OF JURY TRIAL.** Owner and Occupant waive their respective rights to trial by jury of any cause of action, claim, counterclaim, or cross complaint brought by either Owner against Occupant, or Occupant against Owner on any matter arising out of or in any way connected with this Agreement, Occupant's use or occupancy of the Space, or any claim of bodily injury or property damage or the enforcement of any remedy under any law, statute, or regulation.

24. **LIMITED WARRANTY.** This Agreement contains the entire Agreement of the parties and no representation or agreements, oral or otherwise, between the parties not embodied herein shall be of any force or effect. The agents and employees of Owner are not authorized to make warranties about the Space, premises, and facility referred to in this Agreement. Owner's agents and employees' ORAL STATEMENTS DO NOT CONSTITUTE WARRANTIES, and shall not be relied upon by the Occupant nor shall any of said statements be considered a part of the Agreement. The entire Agreement and understanding of the parties hereto is embodied in this writing and NO OTHER WARRANTIES are given beyond those set forth in this Agreement. The parties hereto agree that the IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSES and all other warranties, express or implied, ARE EXCLUDED from this transaction and shall not apply to the Space, premises, and facility referred to herein. It is further understood and agreed that Occupant has been given an opportunity to inspect, and has inspected this Space, premises, and facility and that Occupant accepts such Space, premises, and facility AS IS and WITH ALL FAULTS.

25. **RULES AND REGULATIONS.** Occupant agrees to be bound by the Rules and Regulations as posted by the Owner from time to time. All Rules and Regulations shall be deemed to be part of this Agreement and incorporated herein.

26. **NOTICES.** All notices required by this Agreement shall be sent by first class mail postage prepaid to Occupant's last known mailing address or by electronic mail if Occupant provides an e-mail address in the

information section of the Agreement. Notices shall be deemed given when deposited in the United States mail or sent to the Occupant's e-mail address. All statutory notices shall be sent as required by law. Occupant represents and warrants that the information Occupant has supplied in the Agreement is true, accurate and correct and Occupant understands that Owner is relying on Occupant's representations.

27. **CHANGE OF ADDRESS** Occupant agrees to give prompt written notice to Owner of any change in Occupant's address, any change in the liens and secured interest on Occupant's property in the Space and any removal or addition of property to or out of the Space. Occupant understands he must fax, personally deliver such notice to Owner or mail the notice by certified mail, return receipt requested, with postage prepaid to Owner at the address shown on the Agreement or if by e-mail, must be acknowledged by Owner as received.

28. **CHANGES.** The terms of this Agreement such as monthly rental rate, conditions of occupancy and other charges, are subject to change upon thirty (30) days' prior written notice to Occupant. If changed, the Occupant may terminate this Agreement on the effective date of the change by giving Owner ten (10) days' prior written notice to terminate after receiving notice of the change. If the Occupant does not give such notice, the change shall become effective and apply to his occupancy.

29. **OCCUPANT'S LOCK.** Space shall be immediately locked by Occupant upon execution of the Agreement. Only one lock shall be permitted. Occupant shall not provide Owner or Owner's agents with a key and/or combination to Occupant's lock unless deliveries are to be accepted by Owner on Occupant's behalf. In the event Occupant fails to keep such a lock on the Space or Occupant's lock is broken or damaged, Owner shall have the right, but not the obligation, to place its lock on the Space; provided, however, that in such event Owner shall have no liability to Occupant for any loss or damage whatsoever, and Occupant shall indemnify and hold Owner harmless from and against any loss, cost or expense of Owner in connection with locking the Space, including the cost of the lock.

30. **FINANCIAL INFORMATION.** Owner does not warrant or guarantee that any financial information (credit card, checking account) will not be stolen or otherwise compromised. Occupant waives and releases any and all claims or action against Owner for damages arising from the use of said information by others.

31. **CLIMATE CONTROL.** Climate controlled spaces are heated and cooled dependent on outside temperature. These spaces do not provide constant internal temperature or humidity control. Owner does not warrant or guarantee temperature or humidity ranges in the Space due to changes in outside temperature and humidity. Even in climate-controlled spaces, there is a risk of mold and/or mildew, particularly if damp or wet property is brought into the Space. Occupant agrees and acknowledges that Owner is not liable for the growth of mold or mildew on stored property. Systems that are used to provide heating and cooling do not have backup power sources. Under certain circumstances, including, but not limited to, mechanical failure of heating and/or cooling and/or heating systems, electrical blackouts and acts of God, the Space may not be heated or cooled at all. Occupant shall store their property within the Space solely at their own risk.

32. **MILITARY SERVICE. IF YOU ARE IN THE MILITARY SERVICE,** Occupant must provide written notice to Owner. Owner will rely on this information to determine applicability of Service Member's Civil Relief Act.

33. **RELEASE OF INFORMATION.** Occupant hereby authorizes Owner to release any information regarding Occupant and Occupant's occupancy as may be required by law or requested by governmental authorities or agencies, law enforcement agencies or courts.

34. **VEHICLES:** Vehicles (including, but not limited to, autos, trucks, trailers, mobile homes, boats, and campers) may not be stored overnight without permission of the Owner. A charge will be levied for such overnight vehicle storage. Any vehicle stored will only be allowed in the Space allocated and referred to in this Agreement by addendum. Only one vehicle may be stored in each marked Space and only vehicles with a current license and inspection tags will be permitted unless otherwise agreed to by the Owner. In the event that any motor vehicle remains stored in the Space after termination of this Agreement or upon Occupant's default for 60 days, and in addition to all other rights and remedies available to Owner, Owner is authorized to cause such vehicle to be removed by a person regularly engaged in the business of towing vehicles, without liability for the costs of removal, transportation or storage or damages caused by such removal, transportation or storage. Occupant acknowledges that he or she has personally been given notice that the vehicle is subject

to removal at the Occupant's expense. Owner shall incur no liability to Occupant for causing the vehicle to be removed pursuant to this Section.

35. **OCCUPANT'S LIABILITY:** In the event of a foreclosure of the Occupant's interest in the Space, it is understood and agreed that the liability of the Occupant for the rents, charges, costs and expenses provided for in this Agreement shall not be relinquished, diminished or extinguished prior to payment in full. The Owner may use a collection agency thereafter to secure any remaining balance owed by the Occupant after the application of sale proceeds, if any. If any property remains unsold after foreclosure and sale, the Owner may dispose of said property in any manner considered appropriate by the Owner.

36. **ELECTRONIC SIGNATURE:** Occupant agrees that any reference in this Agreement to a writing or written form may be fulfilled through an electronic record, including an electronic signature, which shall have the same legal force, effect and enforceability as if it was made in a non-electronic form. If not signed with an original signature below and electronic signature is used, Occupant understands and agrees that Occupant is consenting to be legally bound by the terms and conditions of this Agreement as if Occupant signed this Agreement in writing. Occupant agrees that no certification authority or other third-party verification is necessary to validate their e-signature and that the lack of such certification or third-party verification will not in any way affect the enforceability of the e-signature or any resulting agreement between Occupant and Owner. Additionally, Occupant certifies that he/she is age 18 or above.

TENANT INSURANCE REQUIREMENT AND AUTO ENROLLMENT ADDENDUM TO SELF-STORAGE RENTAL AGREEMENT

This Tenant Insurance Requirement and Auto Protect Addendum to Self-Storage Rental Agreement (the "Addendum") is entered into by and between Cleveland County and Cambridge Mini Storage (together, the "Parties"). The Addendum amends and, to the extent inconsistent with the terms herein, supersedes the self-storage rental agreement and/or the lease agreement ("The Lease") by and between the Parties related to the Unit referenced in such Lease.

INSURANCE: OTHER THAN THE INSURANCE DESCRIBED IN THIS ADDENDUM, THE OPERATOR DOES NOT PROVIDE ANY TYPE OF INSURANCE IN CONNECTION WITH THE RENTAL OF A SELF-STORAGE UNIT WHICH WOULD PROTECT THE OCCUPANT'S PERSONAL PROPERTY FROM LOSS BY FIRE, THEFT OR ANY OF TYPE OF CASUALTY LOSS. IT IS THE OCCUPANT'S RESPONSIBILITY TO OBTAIN SUCH INSURANCE.

INSURANCE REQUIREMENT: Occupant, at Occupant's sole expense, shall maintain a policy of Fire and Extended Coverage perils including Burglary and Transit for the actual cash value of property stored in any self-storage units at Cambridge Mini Storage. Insurance on Occupant's property is a material condition of The Lease and is for the benefit of both the Occupant and Operator. Failure to carry the required insurance is a breach of The Lease, and Occupant assumes all risk of loss to stored property that would be covered by such insurance. Occupant expressly agrees that the insurance company providing such insurance shall not be subrogated to any claim of the Occupant against Operator, Operator's agents, or employees for the loss of or damage to stored property.

SAFELEASE TENANT INSURANCE PROGRAM: Cambridge Mini Storage has informed Occupant of the SafeLease Tenant Insurance Program (the "Program"), which Cambridge Mini Storage may make available to Occupant. The Program provides Occupant with any opportunity to purchase Tenant Insurance through our facility under a self-storage limited lines insurance license held by our facility. Through the Program, Cambridge Mini Storage offers self-storage tenant insurance certificates of coverage produced by SafeLease Insurance Services LLC ("SafeLease"). Cambridge Mini Storage does not own or manage SafeLease and makes no guarantees or representations concerning the insurance or the services SafeLease provides. Occupant acknowledges that Occupant has been offered a brochure summarizing SafeLease's self-storage tenant insurance policy that is offered through the Program. If Occupant elects to enroll in coverage through the Program, Occupant acknowledges and agrees that Occupant will be required to pay an additional amount of \$13 per month as a premium payment for such insurance.

EVIDENCE OF INSURANCE: If Occupant elects to opt out of the Program, Occupant must provide evidence of the required insurance coverage in the form of a certificate of insurance or declaration page (the "Private Insurance Policy") at or prior to move-in, and must furnish such Private Insurance Policy at any time Cambridge Mini Storage requests further confirmation that such Private Insurance Policy is valid and is in force. To opt out of the Program and not be automatically enrolled in the Program, proof of a Private Insurance Policy must be provided by uploading such Private Insurance Policy to tenant.safelease.com. Occupant shall be responsible for ensuring that the Private Insurance Policy does not expire and remains in force during the term of The Lease. The Operator and Operator's agents of the self-storage facility are not qualified or authorized to evaluate the adequacy of any Private Insurance Policy. If Occupant does not provide the required proof of insurance within the grace period given of 5 days or does not keep the Private Insurance Policy in force throughout the lease term, Occupant agrees to be automatically enrolled into the Program and to purchase a certificate of coverage (the "Insurance Certificate") at the minimum coverage limit and premium amount offered by Cambridge Mini Storage.

ENROLLMENT, PREMIUM, AND ADMINISTRATIVE FEE: If enrolled in the Program, the Occupant's insurance premium payment shall be due on the first day of each calendar month or on Occupant's anniversary billing date, in advance and without demand and sent to the Operator at the same time and in the same manner as the rent payment obligation described in The Lease. The Operator of the self-storage facility may receive remuneration for this administrative service, such as an administrative fee for assisting SafeLease in enrolling the Occupant in the Program made available at the Operator's facility.

CLAIMS: To file a claim, access a copy of the Insurance Certificate or download a copy of the tenant insurance brochure describing the insurance coverage available through the Program, please visit: <https://info.safelease.com/advantagestorage-ti-hub>.

ACKNOWLEDGEMENT: By signing the lease or by continuing tenancy after receiving notice of this Addendum, Occupant acknowledges that Occupant understands the terms of this Addendum and agrees to be bound by them. Occupant may decline to be enrolled in the Program by providing Operator with alternative proof of coverage, such as an applicable Private Insurance Policy; and until operator receives proof of such coverage, Occupant shall be charged monthly for an Insurance Certificate providing coverage at the minimum coverage limit available through the Program. Once Occupant is enrolled into the Program, the Occupant will not be refunded any portion of the earned premium for coverage provided through the Program. Coverage through the Program can be terminated at any time upon Operator's receipt of a Private Insurance Policy.

Occupant Signature: _____

Date:

APPROVED BY THE BOARD OF COUNTY COMMISSIONERS, CLEVELAND COUNTY

APPROVED this _____ day of _____, 20_____.

BOARD OF COUNTY COMMISSIONERS
CLEVELAND COUNTY, OKLAHOMA

Chairman _____

Commissioner _____

Commissioner _____

Approved by County Dept:

Department Head *Jammy Richards*

ATTEST:

Pam Howlett, County Clerk

Approved as to Form and Legality:

Assistant District Attorney