

CAPELL VALLEY BOAT AND RV STORAGE 1243
LOS ROBLES CT
VACAVILLE, CA 95687
707-321-3402

Dear Client:

Please review the enclosed contract, Addendum and regulations, complete as indicated, sign, and return originals to my office with your check as soon as possible. Please note that the form indicates that additional information that .is needed. Please complete the form. Where the name (alternate) is indicated, that is anyone who lives outside of household that we can contact in case of emergency if we cannot contact you. It can be a relative or friend. BE SURE TO INCLUDE THE LICENSE NUMBER OF TRAILER AND/ CF NUMBER OF BOAT. Upon receipt the code to the gate will be sent to you.

I am enclosing a self-addressed envelope for your convenience to return the white copy (original) to our office.

Yours truly,

CAPELL VALLEY BOAT AND RV STORAGE

Jean Howell
Owner

CAPELL VALLEY BOAT AND RV STORAGE
1243 LOS ROBLES COURT, VACVILLE, CA 95687
Phone 707 321 3402 - Fax 707 359 4834

1. This addendum is attached to, and incorporated by reference in, that certain rental agreement executed by and _____ between (Occupant) and CAPELL VALLEY BOAT AND RV STORAGE (Owner), dated _____.
2. This addendum incorporate by reference all of the terms of the rental agreement recited in paragraph 1 above, and wherever the term "space" is used in that rental agreement, it means in addition the "parking space" referenced in this addendum.
3. Occupant is renting parking space number _____ pursuant to the terms of the rental agreement, at Owner's self-storage facility.
4. Attached hereto and incorporated herein are true copies of all registration or identification certificates relating to the stored vehicle and boat to which this agreement pertains, together with the names and addresses of any other owners or lien holders appearing on the documents of title to the vehicle or boat. Only the vehicle or boat described in such attached registration or identification documents, and no other vehicle or boat, may be stored pursuant to this agreement. Occupant shall replace the copies or the attached registration or identification certificates in event of any changes with current registration or identification certificate as attachments hereto.
5. In the event that owners other than Occupant appear on the documents of title to the vehicle or boat, Occupant certifies and warrants that Occupant has authority to act for such other owners in all respects with regard to vehicle or boat stored under this agreement. Occupant hereby appoints all such other owners as Occupant's agent(s) for all purposes related in any way to this rental agreement for the entire term of this agreement.
6. There shall be no repair, maintenance, or any other kind of work performed on the stored vehicle or boat, including washing or cleaning, while the vehicle or boat is located at the storage facility.
7. The provisions of the rental agreement relating to "Use and Occupancy", also apply to any person holding ignition keys, or any other means of effectuating the removal of the vehicle or boat from its space. In no event shall Owner be responsible for any claim relating to the removal of the vehicle or boat from its parking space by any person or entity shown as an additional owner or lien holder on the documents of registration or title of the vehicle or boat. Occupant hereby irrevocable appoints such other owners or lien holders as may appear on the documents of registration or title as Occupant's agents for all purposes in connection with the removal of the stored vehicle or boat.
8. The provisions of paragraph 7 of the rental agreement incorporation in paragraph 1 shall refer to and apply any personal or other property stored in the vehicle or boat.
9. Under no circumstances shall the stored vehicle or boat be rendered incapable of removal from the facility under its own power, or by means of a property licensed trailer, cradle, or other means of transporting the vehicle or boat. Occupant shall not disable or

otherwise alter the vehicle or boat in any manner preventing its removal by ordinary means from the facility.

10. In addition to the insurance obligation set forth in paragraph 12 of the rental agreement incorporated by reference herein, Occupant shall also at all times maintain all required liability insurance coverage required by California law on the vehicle or boat, and shall provide Owner with a copy or ID card evidencing such insurance coverage as required by law.
11. All rents are due on the 1st of each month. If your payment is not received by the 10th day from the first (1st) day of the month, a late fee will be added to your account. We will not send you a monthly invoice. We accept cash, check, credit cards and money orders.
12. If your payment is not received within 15 days from first (1st) of the month, your access will be denied, and we will process your unit for public auction which includes additional fees added to your account.
13. A partial payment will not stop fees or official procedures. Any agreement between tenant and management to extend payments dates or defer sale of goods must be in writing and signed by both management and tenant.
14. A \$45.00 fee is automatically charged for all returned checks as well as a late fee.
15. We do not assume liability for goods you store. We recommend purchasing insurance through TENANT ONE INSURANCE.
16. DO NOT USE THE RENTAL SPACE FOR ANYTHING OTHER THAN DEAD STORAGE. DO NOT STORE ANY FLAMMABLE, EXPLOSIVE OR ILLICIT MATERIALS. THE UNIT IS TO BE USED FOR DEAD STORAGE ONLY.
17. We do not prorate when you vacate a unit. If your unit is not vacated on day one (1) of the month, that month's rent is due. There are NO EXCEPTIONS!
18. The storage unit must be broom cleaned, emptied, in good condition-other than normal wear and tear-and be ready to re-rent.
19. Tenant's lock must be removed upon termination of occupancy. Failure to remove lock will result in being charged the next months rental and late fees.
20. Only one lock is allowed per door latch. If more than one lock is found, you may be subject to a \$50.00 administration fee for removal of that lock.
21. PLEASE KEEP US UPDATED OF ANY ADDRESS CHANGES AND/OR TELEPHONE NUMBER CHANGES.
22. WHEN VACATING YOUR UNIT, WE REQUIRE THAT A 30-DAY NOTICE BE GIVEN.
23. ACCESS HOURS TO YOUR STORAGE UNIT IS FROM 6 AM TO 10 PM DAILY.
24. We will strictly enforce all policies and conditions to our contract. We do not make exceptions!

Dated:_____

OCCUPANT

OCCUPANT

CAPELL VALLEY BOAT AND RV STORAGE

CAPELL VALLEY BOAT AND RV STORAGE

CREDIT CARD AUTHORIZATION

Name of Tenant: _____ Unit# _____

Name of Cardholder _____

Cardholders Address _____

Account Number _____ Expiration date _____

PLEASE INITIAL ONE:

_____ I hereby authorize **CAPELL VALLEY BOAT AND RV STORAGE** to charge the above-referenced credit card **automatically** each month and to apply said charge toward the monthly rent of the charges agreed upon in my **Lease/Rental Agreement** with CAPELL VALLEY BOAT AND RV STORAGE — NAPA for the space number stated above. I understand that I will remain responsible for monthly charges and additional late fees should my card be canceled or otherwise made unavailable for payment.

_____ Charge my credit card **only when I call in** to give verbal authorization to do so. I do not want it charged automatically and will not hold **CAPELL VALLEY BOAT AND RV STORAGE - NAPA** responsible if I do not call in to authorize them to charge my account for the monthly rent charges and any additional fees should I not make any other type of payment.

VERBAL AUTHORIZATION PASSWORD: _____

I understand that it shall remain my obligation to notify CAPELL VALLEY BOAT AND RV STORAGE in writing (30) days in advance of my intent to terminate my tenancy. I further understand that if I give written notice to CAPELL VALLEY BOAT AND RV STORAGE pro-rate portion of to vacate in advance of the month of termination, I may be eligible to pay a portion of rent accruing the 1st day up to 5th day after rent is due. If I fail to notify CAPELL VALLEY BOAT AND RV STORAGE before my credit card account is debited for the rental amount for the month of termination, I understand that I shall not receive a refund on any unused portion of the final month's rent.

TENANT INFORMATION/SIGNATURE

CARD HOLDER INFORMATION/SIGNATURE

Date: _____

Date: _____

Customer's

Card holder's

Name: _____

Name: _____

Signature: _____

Signature: _____

Received: _____

By: _____