

**BLUEBERRY HILL APARTMENTS
15 STILL MOON CRESCENT
ROCHESTER, NY 14624
585-889-7250**



Date of Rental Agreement _____

Monthly Rent For Unit _____

Name of Renter _____

Phone Number _____

Address _____

Start Date of Rental _____

RENTAL AGREEMENT FOR STORAGE UNITS

This agreement is made between Blueberry Hill Apartments and the User named above. This agreement consists of the information contained above and the following forms and conditions.

1. **UNIT**-The owner agrees that the User can rent the Unit described above on a month to month basis from the date this agreement is signed. This agreement will be automatically extended unless the User delivers to the Owner a written notice of termination at least thirty (30) days prior to the next rental month. The Owner has the sole right and exclusive right to terminate this agreement for any reason by giving the User thirty (30) days written notice.
2. **FEES**-The monthly fee set out above shall be paid in advance on the date of signing this agreement and monthly thereafter. The User shall pay in addition to the monthly fee, a five dollar administrative late charge for all fees that are more than five (5) days late.
3. **END OF TERM**-At the end of this agreement, the User will return the Unit to the Owner, empty of all items and in as good condition as when this agreement started, subject to reasonable wear and tear. If the User leaves any property in the Unit at the end of this agreement, the Owner may dispose of it and charge the User for the cost of removal or keep it as an abandoned property.
4. **USE OF UNIT**-The unit may not be used for any unlawful purpose and will be kept in good shape. The User will not use the Unit for storage of living animals, flammable chemicals, paint, explosives, propane tanks, gasoline tanks or storage containers and other hazardous material. The User is responsible for keeping the unit locked at all times.
5. **NO BAILMENT**- No bailment is created hereunder. All property stored in the Unit shall be at the User's sole risk. The Owner shall have no liability for loss or damage to any property of the User stored in the Unit or otherwise, regardless of whether such loss or damage is caused by the negligence of third parties, the User, acts of God, water, fire and theft. The User acknowledges that the Owner does not take custody, control, possession or dominion over the contents of the Unit and does not provide protection for the premises, the Unit or its contents.

**BLUEBERRY HILL APARTMENTS
RULES AND REGULATIONS
FOR
STORAGE UNITS**

1. No Tenant shall bring or keep in said building petroleum, naphtha, benzine, kerosene, petroleum, gas or any other substance whatever which shall in any way increase the rate of fire insurance thereon. No Tenant shall obstruct or interfere with the rights of any other Tenants or in any way injure or annoy them, or do or permit to be done anything which will conflict with the laws in regard to fires, or with the regulations of the Fire Department, or which shall in any way be contrary to the Board of Health.
2. Doors are to be kept shut, latched and locked at all times.
3. No disarming of smoke detectors.
4. Basement hours will be from 8:00 A.M. to 9:00 P.M.
5. No electrical equipment can be used in the storage units.
6. Units are to be kept cleaned and free of clutter.
7. Locks are not to be altered or changed without the permission of the Rental Office.
8. No nails or screws or other things shall be driven into or fastened upon the walls or floors of the basements; nor shall the ceilings, walls or floors be cut, stained or defaced in any way.
9. If resident loses key to storage unit there will be a \$25.00 replacement cost.
10. Residents shall place pallets under stored material to elevate off concrete floor.