

Titled Property Addendum for Wheatland Self Storage Located at 5 Wheatland Meadows Drive in Three Forks, Montana

MAIL PAYMENTS TO: Wheatland Self Storage, P.O. Box 6111, Bozeman, MT 59771

PHONE: (406) 600-1848

This ADDENDUM to the Self-Storage RENTAL AGREEMENT, executed in Three Forks, Montana, Broadwater County, on this _____ day of _____, 20____, between WHEATLAND SELF STORAGE, a dba of Spica Rising, Inc., hereinafter called the Owner and the OCCUPANT of space # _____.

The personal property stored in the indicated space is itemized below:

ITEM 1

DESCRIPTION: Motor Vehicle Motor Cycle Trailer Other

Make _____

Model _____

Lic. Plate # _____

V.I.N. or H.I.N.# _____

Length _____ Color(s) _____

IS THERE A LIEN OR SECURITY INTEREST ON THE PERSONAL PROPERTY?
 YES NO (IF YES, ENTER DETAILS BELOW.)

Lienholder or Security Interest _____

Mailing address _____

City _____ State _____ Zip _____

Contact phone _____

INSURANCE INFORMATION:
 OCCUPANT IS SELF-INSURED (personally assume risk of loss or damage)
 OCCUPANT MAINTAINS OWN INSURANCE POLICY (enter details below)

Insurance Company Name _____

Agent's Name _____ Phone _____

Policy Number _____

Effective Date _____ Exp. Date _____

IS THERE A CO-OWNER OF STORED PROPERTY?
 YES NO (IF YES, ENTER DETAILS BELOW.)

Co-Owner Name _____

Address _____

City _____ State _____ Zip _____

Co-Owner Phone _____

ITEM 2 (if applicable)

DESCRIPTION: Motor Vehicle Watercraft Trailer Other

Make _____

Model _____

Lic. Plate # _____

V.I.N. or H.I.N.# _____

Length _____ Color(s) _____

IS THERE A LIEN OR SECURITY INTEREST ON THE PERSONAL PROPERTY?
 YES NO (IF YES, ENTER DETAILS BELOW.)

Lienholder or Security Interest _____

Mailing address _____

City _____ State _____ Zip _____

Contact phone _____

INSURANCE INFORMATION:
 OCCUPANT IS SELF-INSURED (personally assume risk of loss or damage)
 OCCUPANT MAINTAINS OWN INSURANCE POLICY (enter details below)

Insurance Company Name _____

Agent's Name _____ Phone _____

Policy Number _____

Effective Date _____ Exp. Date _____

IS THERE A CO-OWNER OF STORED PROPERTY?
 YES NO (IF YES, ENTER DETAILS BELOW.)

Co-Owner Name _____

Address _____

City _____ State _____ Zip _____

Co-Owner Phone _____

- INCORPORATION OF ADDENDUM:** Occupant agrees to be bound to the terms and conditions on this Addendum as well as all terms and conditions of the Rental Agreement. Occupant understands and agrees that this Addendum may be incorporated by reference into the Rental Agreement.
- SIZE AND LOCATION OF PREMISES:** The foregoing description of the premises is for identification purposes only. There shall be no adjustment in the rent payable hereunder and the agreement shall remain in full force and effect as if the premises actually contains more or less square feet than set forth herein or if the premises is not the same one as identified.
- IDENTIFIED TITLED PERSONAL PROPERTY:** Occupant covenants and agrees to use and occupy the premises solely for the purpose of storage of the titled personal property identified herein. The only titled personal property stored is the one described in this Addendum and accompanying Rental Agreement. Occupant agrees the Owner at the Occupant's expense can remove any unauthorized titled personal property and the Owner will not be liable to the Occupant or other secured party for the removal of such unauthorized titled personal property.
- SECURITY INTEREST:** Occupant agrees to provide to Owner all information of any and all parties holding a lien(s) or security interest(s) on the titled personal property stored. In addition, Occupant agrees to provide Owner with written documentation of any and all parties who may in the future become holders or no longer be holders of any security interest, liens or title by marital status, financing or legal changes from judgments or other orders by a court of law having jurisdiction.
- INSURANCE:** Occupant will provide the Owner proof of current insurance for titled personal property, or the Occupant will elect to be self-insured at time of rental. Owner may deny the Occupant the right to store titled personal property without evidence of current insurance. If during the term of this agreement, the insurance policy(s) expire or renew, Occupant assumes responsibility and agrees to provide Owner with current proof of insurance within ten (10) days of renewal. This information must be delivered in writing to the Owner's address listed on the heading of this Addendum.
- RISK OF LOSS:** Occupant agrees and understands the titled personal property is stored at the Occupant's sole risk, and the Owner is not liable for any loss or damage to the titled personal property, or the contents thereof, while within the self-service storage facility and no bailment over the titled personal property is created by the Rental Agreement or Addendum. Occupant understands the Owner is not a warehouseman or a garage man, and there is nothing in the Rental Agreement or Addendum or in the Occupant's use of the premises that will be construed as constituting a bailment agreement between the Owner and the Occupant.
- GOOD WORKING ORDER:** Occupant agrees not to conduct any repairs or renovations on the titled personal property stored and will, if applicable, keep the titled personal property stored in drivable, road-worthy condition at all times.
- RESTRICTIONS AND RULES:** Occupant agrees to conform to and abide by the following rules:
 - Occupant is not permitted to run motor vehicles, boat engines, etc., except when entering or departing the self-service storage facility.
 - All fuel tanks must be kept less than one quarter full.
 - Smoking is prohibited within the self-service storage facility.
 - The Occupant must take all necessary steps to protect the self-service storage facility from fluid or chemical leaks. If necessary, Occupant will at all times maintain a drip pan or similar device to protect the self-service storage facility from damage. Occupant agrees to be solely responsible for damage caused to the premises by improperly stored titled personal property.
 - Occupant shall not use the premises for the storage of any gasoline or other fuel, oil, grease or other lubricant, tires or batteries, or any other accessories except for such gas, oil, grease, or other lubricant as may be contained in the operating parts of the titled personal property stored.
 - All sanitary toilet and collection tanks shall be appropriately drained, and/or winterized before storing the titled personal property on the premises.
- TERMINATION:** The Owner has the right to terminate the Occupant's use of the premises and require the Occupant to remove their titled personal property with twenty four hour written notice unless the titled personal property becomes a health or safety risk to the self-service storage facility in which case the Owner will consider it an emergency and may exercise their right to remove from or move within the self-service storage facility the titled personal property in accordance with the emergency provision of this Addendum, without being deemed guilty in any manner of trespassing or conversion.
- EMERGENCY MOVE OR REMOVAL:** In the event of any emergency, the Owner specifically reserves the right to move or remove the titled personal property from the premises at any time, and without notice to Occupant. For the purpose of this section, "emergency" shall be defined as any event, which jeopardizes the health, safety and/or well being of the self-service storage facility and its customers or any appurtenant buildings, land or chattel stored within the self-service storage facility. The Owner shall exercise reasonable caution in moving or removing the titled personal property and will endeavor to notify Occupant of the new location of the titled personal property, or return the titled personal property to the premises after the emergency has concluded.

WITNESS WHEREOF, the parties hereto have executed this Addendum the day and year first written above.

OCCUPANT

By _____ Title _____

Occupant

OWNER

By _____

If a business, give title

Owner's Agent