



Cuba Landing Self Storage - John Gault Trucking, LLC - John Gault Logistics, LLC – John Gault Marine Services  
7765 Cuba Landing Rd, Waverly, TN 37185  
731-213-5300 – clstorage@jgtrucking.com

# **CUBA LANDING SELF STORAGE**

**731 • 213 • 5300**

## **Storage Unit Lease**

This lease made on this, the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ by and between John Gault Logistics, LLC (DBA Cuba Landing Self Storage) located at 7765 Cuba Landing Rd, Waverly, TN, hereinafter called the “Lessor” and \_\_\_\_\_, with a mailing address of \_\_\_\_\_, and shall hereinafter be called “Lessee”.

For and in consideration of the sum of \$\_\_\_\_\_ per month, payable monthly and in advance, Lessor hereby leases and lets Lessee a storage unit or warehouse identified as Unit # \_\_\_\_\_.

It is understood by both parties that the Lessor DOES NOT provide insurance on the contents of the above rented unit. If insurance is desired, it is to be obtained by the Lessee. Any Lessee vacating a storage unit or warehouse without notifying the Lessor or agent, is subject to penalties equal to, but not greater than, the amount of monthly rent for the number of months said unit or warehouse has been vacant. Lessees who vacate without notifying the Lessor, and owe rent in arrears, are subject to prosecution under Tennessee law.

It is further understood and agreed to, by and between all parties that rent is due on the First (1<sup>st</sup>) of the month. Lessee shall have a five (5) day grace period to pay rent. In the event rent is not paid by the end of the grace period, Lessor has the right to affix an additional lock to the unit or warehouse in arrears. Lessee will accrue penalty charges of one dollar per day (\$1/day) as long as said unit is in arrears. Lessor also will suspend any gate codes for entry to the property while a Lessee is in arrears.

**AFTER A PERIOD OF SIXTY (60) DAYS, LESSOR HAS THE OPTION TO DECLARE THE LEASE VOID AND SELL THE WAREHOUSE CONTENTS TO RECOVER RENT IN ARREARS AND DAMAGES TO THE UNIT.**

**IT IS FURTHER UNDERSTOOD THAT ANY LESSEE CUTTING ANY LOCK, TAMPERING WITH ANOTHER TENNANTS LOCK, WAREHOUSE, OR ATTEMPTING TO GAIN ACCESS TO A UNIT NOT UNDER LEASE, WILL BE SUBJECT TO TO PRESCECUTUON TO THE FULLEST EXTENT**

**UNDER TENNESSEE LAW.**

The terms of this lease shall be for a period of \_\_\_\_\_ months from the date first written. Lessee shall NOT have the right to sublet the unit or warehouse described above nor any portion thereof without written permission of the Lessor. Lessor further reserves the right to terminate this lease at ANY TIME for any Lessee who uses said warehouse or storage unit for any unlawful purpose, or as a detriment to the premises or well being of other tenants and their property.

Lessee further understands units are not for habitation or dwelling. Electric is provided for lighting, as well as one outlet. Electric may be used while accessing the storage unit, however nothing other than a trickle charge battery maintainer is allowed to be plugged in when not present at said warehouse.

Lessee further agrees to comply with all rules in regards to accessing the facility, and are included on Page 3 of this document.

IN TESTIMONY WHEREOF we have set forth our signatures this date and time:

**LESSOR:**

John Gault Logistics LLC  
DBA Cuba Landing Self Storage  
7765 Cuba Landing Rd  
Waverly, TN 37185

\_\_\_\_\_  
Authorized Signature for Lessor

\_\_\_\_\_  
Date

\_\_\_\_\_  
Time

**LESEE:**

\_\_\_\_\_  
Full name(s)

\_\_\_\_\_  
Address

\_\_\_\_\_  
City

\_\_\_\_\_  
State

\_\_\_\_\_  
Zip

\_\_\_\_\_  
Phone Contact Number(s)

\_\_\_\_\_  
Email for Paperless Billing

\_\_\_\_\_  
Authorized Signature for Lessee

\_\_\_\_\_  
Date

\_\_\_\_\_  
Time



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### **Premises Access Rules**

Cuba Landing Self Storage, nor it's Parent companies or Agents, provide any warranty or guarantee for your property. We will do our very best to keep the facility secure for us, and all tenants. These rules will likely relax in time, as we get a handle on the activities that occurred before our purchase of the property. These efforts are in no way an acceptance of liability or responsibility for your property. Please obtain insurance for your belongings./

- Cuba Landing Self Storage (CLSS) property is secured with Code access gates, Day and nighttime Video Surveillance, Tamper Resistant Locks, Motion Detection equipment, with alarms, and at times Armed Security. To assist us in making this environment more secure, you are expected to follow the following rules.
- Gates will be open Most days 8am to 5pm. A gate code is not needed to enter the property when the gates are open. When entering after open hours, please notify CLSS staff so that we can disarm the security system.
- For After Hours access, each tenant will be assigned a unique gate access code. You will need to enter this to enter, then again to exit. Tenants **MAY NOT** give this code out to others. If you have people helping you, you must accompany them outside of “open hours”. Anyone other than tenants gaining access to the property will be treated as trespassers.
- CLSS utilizes “Puck” style locks. Most traditional padlocks can be used, but are not nearly as secure. Each unit is also provided with a barricade 2x6 inside the unit that ties into the locking hasp. Lessees are strongly encouraged to use this device as it adds a significant degree of complexity for a thief to circumvent the lock. **NO LOCK** is foolproof to a determined criminal, however this combined locking system is designed to keep them busy long enough to catch them **BEFORE** actually gaining access to your property. Puck locks may be purchased yourself, or from CLSS staff.
- This facility, while open, is undergoing several repairs, upgrades, and improvements. You may be asked to supply CLSS staff with a key for a brief period of time for building repairs. CLSS will keep a copy of your key in our safe at all times if requested. Please do not lose your keys, as entry may require a locksmith!

UNIT: \_\_\_\_\_ SIZE: \_\_\_\_\_ MONTHLY RATE: \_\_\_\_\_ LOCK PURCHASED? \_\_\_\_\_  
PRO RATE 1ST MONTH AMT: \_\_\_\_\_  
OTHER: \_\_\_\_\_  
TOTAL DUE AT MOVE-IN: \_\_\_\_\_