120 NW Spanish River Blvd, Boca Raton, FL 33431 PHONE: (561) 393-7055
www.MiznerStorall.com <http://www.MiznerStorall.com>
MiznerStorallBoca@gmail.com

RENTAL AGREEMENT

Tenant First Name: **SAMPLE** Tenant Last Name: **SAMPLE**
Company Name: (if applicable)
Tenant Mailing Address: **120 NW Spanish River Blvd, Boca Raton, FL 33431**
Tenant Cell Phone # **561 393 7055** Tenant Email Address: **miznerstorallboca@gmail.com**
Tenant Driver's License #: State: **FL**

By providing email address and/or cell phone #, OCCUPANT/TENANT elects and agrees that notices by OWNER may be given via e-mail and/or text message or any technological means deemed reasonable. Tenant also fully understands and accepts that Mizner may utilize technology including but not limited to facial recognition, license plate reader, flock, public records and biometrics in order to help identify persons and objects located our property. Lease terms and conditions may be amended from time to time and can be viewed via www.MiznerStorall.com

Emergency Contact Name (optional): Emergency Contact Phone (optional)

Military: Please state whether you or your spouse is a member of the uniformed services of the United States meaning a member of the armed forces; the commissioned corps of the National Oceanic and Atmospheric Administration; or the commissioned corps of the Public Health Service. **Yes** **No** **(CHECK ONE)**
If so, state Branch, Base assigned and Commanding Officer (optional):

IMPORTANT CONTACT INFO FOR YOU TO SAVE!!

OUR NAME: MIZNER STORALL OF BOCA
PHONE #: (561) 393 7055
EMAIL: MiznerStorallBoca@gmail.com
ADDRESS: 120 NW Spanish River Blvd, Boca Raton, FL 33431
WEBSITE: www.MiznerStorall.com

YOUR ACCESS CODE FOR OUR CALL BOX IS STAR KEY (*), and then YOUR 10 DIGIT CELL PHONE NUMBER, and then the POUND/HASHTAG KEY (#)

ALL LEASES ARE MONTH TO MONTH
WITH A MINIMUM OF 30 DAYS EMAILED NOTICE REQUIRED TO VACATE!!

(Your first month of rent is prorated to your move-in date if applicable, in addition to your first full month of rent due at signing of lease agreement. All future months are billed on the 1st of the month)

Your lease is not valid until it's been fully executed and cleared payment has been received by Mizner Storall of Boca.

We require a minimum of 30 days written notice to cancel your lease. Written notice to terminate must be provided via email to:

MiznerStorallBoca@gmail.com

NO OTHER FORM(S) OF NOTICE TO VACATE WILL BE ACCEPTED!

You will be charged for one final FULL month of rent upon our receipt of your 30 day notice to vacate. We will process your final month of rent payment upon receipt of your emailed notice. The effective date of your notice is the date upon which the final 30 day rent payment is processed. In the event we attempt to process final payment and it does not go through, your lease will remain in full force and effect until cleared payment is received; hence, your move-out date will be pushed farther out until payment in full is received. Failure to provide proper notice via email is not a waiver of your obligation to comply with the terms & conditions of this lease agreement. In the event cleared payment is not received upon provision of said notice and you vacate without providing payment in full, your account may be sent to collections and/or a judgement may be entered with the clerk of courts to secure a debt owed to Mizner Storall Of Boca. Your item(s) stored here must be removed from our property before midnight of your emailed intended termination date. Any items still remaining on our property after this date will be billed and charged as holdover monthly tenancy at double your lease rate for rent. (2x monthly market rent)

ALL RENTS (including deposits & pre-paid rent) ONCE COLLECTED ARE NON-REFUNDABLE. This lease is not conditional to your use, approval, occupancy or arrival to space(s) reserved. Once this lease has been fully executed and payment(s) remitted, all payment(s) are non-refundable.

By initialing below, I acknowledge that I fully understand, agree to and accept the non-refundable payment clause as well as termination clause of this lease agreement.

SS

Space/Unit #: **M002** Rent Due Date: **1st of month**
24/7 Access Card # **554701517** Lease Start Date: **October 5, 2026**

Monthly Rent Amount (pre tax): $ **250.00**

WE DO NOT COLLECT OR HOLD SECURITY DEPOSITS FOR ANY PARKING SPACES! ANY PRE-PAID MONEY COLLECTED IS FOR RENT

24/7 Access pass code and/or app access (One time non-refundable charge) **$100.00**

(Please note that if you opt to not purchase the 24/7 access pass, your access hours will be limited to 9-5 daily)

Rent Period		Rental Period	Rent Due	Tax	Total
10/05/2026	1.0	Rent 10/5-10/31	217.74	14.15	231.89

Total Charges Due upon signing: **$ 231.89**

DESCRIPTION OF CONTENTS TO BE STORED: (check all that apply) Boat Marine Craft Trailer Jet Ski and/or other as named:

ITEM DESCRIPTION: HIN/VIN:

LIENHOLDERS: Occupant attests that the personal property in his/her space(s) is free and clear of all liens and secured interests except

Encumbered Property (optional):
Lien Holder (optional):
Address/Phone # of Creditor (optional):
Amount of Lien (optional):

This Rental Agreement (Agreement) is entered into between **Mizner Storall Of Boca**, hereinafter referred to as OWNER and **SAMPLE S SAMPLE** OCCUPANT. In consideration of all the terms and conditions herein, OWNER does hereby lease to OCCUPANT the above-described space (hereinafter SPACE or PREMISES).

OWNER agrees to lease the above-referenced SPACE to OCCUPANT for an initial minimum term of 1 full month in addition to any initial proration (if applicable) beginning on the lease start date stated above and continuing on a month to month basis thereafter. Should OCCUPANT hold over and retain possession of said SPACE after the expiration of this Agreement, its occupancy of said SPACE shall be as an OCCUPANT from month to month with OWNER's consent, at the prevailing rental rate. All terms and conditions of this Agreement shall continue in full force and effect so long as OCCUPANT retains possession of said SPACE. ***Under no circumstance whatsoever is residing at, living in, short-term or long term occupancy for living/housing/guest stays purposes allowed at our property. We are for storage only. Any violation of this portion of this lease will result in immediate termination of your lease agreement and no refund(s) will be issued.***

[Paragraph Numbers 1 through 40 appear on the following pages and are a part of this Agreement.]

Notice to Occupant: Do not sign this Agreement before you read it and fully understand the covenants contained herein. By signing this Agreement the Occupant hereby acknowledges that they have read, understand and accept all the terms and conditions expressed in this multi-page Agreement as well as those terms & conditions amended from time to time on www.MiznerStorall.com .

TERMS AND CONDITIONS

1. PAYMENT OF RENT: All tenants must agree to auto-payment via credit card, debit card or ACH. **NO OTHER FORMS OF PAYMENT ARE ACCEPTED AT ANY OF OUR LOCATIONS.** OCCUPANTS rent will be auto-billed & charged/debited on the **1st of each month** without any further notice needed from OWNER. OCCUPANT must rent the SPACE for at least three months. You may request to receive an emailed monthly invoice at your own discretion; however, an invoice will not be provided unless requested in writing. If your item(s) remain on our property on or after the 1st of the month, you will be charged for the next month.

2. WHERE TO PAY/SEND RENT: OCCUPANT must enroll in auto billing via credit card, debit card or ACH at the time of leasing as well as complete our auto pay authorization form.

3. PAYMENT IN FULL: OCCUPANT must pay rent in full. OCCUPANT must pay the first FULL month of rent in addition to any prorated partial initial month when OCCUPANT signs this Agreement. Without payment in full, no occupancy will be granted.

4. PARTIAL PAYMENTS: 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. Our auto-pay system will attempt to charge rent in smaller incriments in the event the full balance can not be processed initially.

5. DENIAL OF ACCESS TO SPACE: If rent is not paid within one (1) days of the monthly due date, OWNER may, without notice, deny the OCCUPANT access to the property located in the facility. Access will be denied to any party other than the OCCUPANT who does not retain gate code and/or key to lock on SPACE or has not supplied OWNER with written authorization from the OCCUPANT to enter the SPACE. Otherwise, only a court order will be sufficient to permit access by others. 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. 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. Upon receipt of payment for rent and overlock fee(s), Landlord will request for a technician to remove the device. Removal of said device can take up to 72 hours from the time that rent payment has cleared landlords account. Landlord is not responsible for TENANTS lost access, business, revenue or loss of use due to delays in removal of an overlock device.

6. **FEES:** Concurrently with the execution of this Rental Agreement, TENANT shall pay to OWNER a 24/7 Access fee in the amount and terms as set forth above. A list of other fees which may also be incurred is below. The 24/7 access fee will provide you with either a code, an application (via cellular) or both for 24/7. The code is hard wired and programmed to work even when cellular fails.

a.**Late Fee:** OCCUPANT agrees to pay OWNER a late charge of $50.00 (fifty dollars) if rent is not paid in full on or before the 5th day after the Due Date. An additional late charge of $200.00 (two hundred dollars) will be applied if rent is not paid on or before the 15th day after the Due Date. Each late charge is additional rent. The parties agree that these late charges represent a fair and reasonable estimate of

the costs the OWNER will incur by reason of late payment by OCCUPANT.
b. **NSF/Card Fee:** If any credit/debit card is dishonored for any reason or an ACH is returned for any reason, said late charges shall be due and payable in addition to a fee of $50 per month per space leased.
d. **Sale Fee:** If OCCUPANT's property is processed for sale at public auction, OCCUPANT shall be responsible for an auction publication and processing fee of $350.00 (three hundred and fifty.)
e. **Lock Cut Fee**: If OCCUPANT's lock must be cut, OCCUPANT shall be responsible for Lock Cut Fee of $50.
f. **IT & Camera Footage Review Fee:** Upon request by Tenant, Mizner may provide IT and camera footage review for a fee of $160/hour, subject to availability.
g. **Other Fees**: Other fees charged to OCCUPANT may be contained in Addendums to this Agreement.
All service charges, administrative fees, default notice charges, late charges, court costs and attorneys' fees together with all other fees and charges set forth in this Agreement incurred by OWNER in connection with the enforcement of the Agreement shall be deemed additional rent payable by OCCUPANT to OWNER as provided in the Agreement and all such items of additional rent shall also be subject to the imposition of applicable sales tax as set forth in the Agreement.

7. OWNER'S RIGHT TO ENTER/ALTER SPACE & ITEM(S): In cases where the OWNER considers it necessary to enter the SPACE for purposes of examining the SPACE for violations of this Agreement or conditions in the SPACE, or for making repairs or alterations thereto, or to otherwise comply with this Agreement, the OCCUPANT agrees that the OWNER, or the OWNER's representative, shall have the right without notice to enter into the SPACE and to remove contents to another space, and continue to store such contents at the sole cost and expense of the OCCUPANT. Furthermore, OWNER may relocate without providing notice to OCCUPANT any item(s) in said space if deemed necessary by OWNER, this includes, but is not limited to relocation to another property off-site of this location. TENANT authorizes OWNER to install a number/placard on item(s) stored in order to properly identify said item(s).

PLEASE DON'T EVER PARK IN ANY SPACE EXCEPT THE ONE YOU LEASE! ITEMS FOUND TO BE PARKED IN THE WRONG SPACE OR BLOCKING ANY ROADWAY, FIRE LANE, ENTRY OR EXIT MAY BE TOWED AT ITEM OWNERS EXPENSE. IF SOMEONE IS IMPROPERLY PARKED IN YOUR SPACE, PLEASE CALL & TEXT US THEIR LICENSE PLATE OR PHOTO OF ITEM. WE WILL TOW THEM, PLEASE DO NOT TOW THEM ON YOUR OWN! *SS*

8. USE OF SPACE; COMPLIANCE WITH LAW: OCCUPANT agrees to use the SPACE only for storing the item(s) owned by OCCUPANT as noted in this lease. OCCUPANT agrees not to use the SPACE for: (a) residential use; (b) cooking; (c) sleeping; (d) drinking of alcoholic beverages; (e) consuming or manufacturing drugs; (f) in any way that violates any local, county, state or federal law. OCCUPANT agrees not to store at the SPACE: (a) foodstuffs; (b) animals; (c) perishable goods; (d) hazardous substances; (e) flammable materials; (f) explosives; (g) property with sentimental value or emotional attachment; (h) anything that would violate any local, state or federal law. OWNER is not responsible if OCCUPANT does not follow this Agreement and OWNER removes and sells property in the SPACE: (a) upon which a prior lien has attached; or (b) which is not the property of OCCUPANT. If OCCUPANT intends to store motor vehicles or boats, OCCUPANT must sign the addendum for Motor Vehicles and Boats. The OCCUPANT agrees that the SPACE is not appropriate for the storage of jewels, furs, heirlooms, art works, collectibles or other irreplaceable items having special sentimental or emotional value to the OCCUPANT and OCCUPANT agrees not to store said items. 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 PREMISES. If hazardous substances are stored, used, generated, or disposed of in the SPACE or on the PREMISES, or if the SPACE or the PREMISES shall become contaminated in any manner for which the OCCUPANT is directly or indirectly responsible, the OCCUPANT shall indemnify and hold the OWNER harmless from and against any and all claims, damages, fines, judgments, penalties, costs, liabilities, or losses, and any and all sums incurred or paid for settlement of any such claims, including any attorney's fees, consultant and expert fees, resulting from or arising out of any contamination by the OCCUPANT, whether incurred during or after the lease term. OCCUPANT agrees not to conduct any business out of the SPACE and further agrees that the SPACE is not to be used for any type of workshop, for any type of repairs, or for any sales, renovations, commercial leasing, sub-leasing, decoration, painting, or other contracting. The 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 attorneys' fees arising from the OCCUPANT's lease of the SPACE on the PREMISES or from any activity, work or thing done, permitted or suffered by the OCCUPANT in the SPACE or on or about the PREMISES. No loud noise, including but not limited to speakers, music, musical equipment, horns, shall be permitted to be sounded on our property at any time, unless for an emergency. Please be respectful of other tenants here, as well as the surrounding residential and commercial neighbors.

9. GUESTS & VENDORS: No guest(s) or vendors are permitted to perform any work on item(s) stored here without written consent by management of OWNER. This includes, but isn't limited to MECHANICS, OIL/GAS delivery, Gelcoat Repairs, Tire/Oil Changes, or anything that would constitute a service to items stored here. Any violation of this section of the lease will constitute an automatic breach of contract and will result in the immediate cancelation of your lease and forfeiture of your remaining rent(s)/deposit(s).

10. CONDITION AND ALTERATION OF SPACE: OCCUPANT assumes responsibility for having examined the SPACE and hereby accepts it as being in good order and condition. The space that you lease is where your item(s) must be returned to unless directed otherwise by OWNER. OCCUPANT understands that all unit/space 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.

11. **LIMITATION OF VALUE OF STORED PROPERTY** (applies to indoor self storage only). The OCCUPANT agrees that in no

event shall the total value of all property stored be deemed to exceed $5,000.00 unless the OWNER has given permission in writing for the OCCUPANT to store property exceeding such value. The OCCUPANT agrees that the maximum value for any claim or suit by the OCCUPANT including but not limited to any suit which alleges wrongful or improper foreclosure or sale of the contents of a storage unit is $5,000.00. Nothing in this section shall be deemed to create any liability on the part of the OWNER to the OCCUPANT for any loss or damages to the OCCUPANT's property regardless of cause.

12. ENDING THIS LEASE. This Agreement shall continue from month to month unless the OCCUPANT or OWNER delivers to the other party a written notice of its intention to terminate the Agreement at least thirty (30) days prior to the end of the then current rental period. OWNER may immediately terminate OCCUPANT's lease if OCCUPANT is in breach of the Agreement. Upon termination of this Agreement, the OCCUPANT shall remove all personal property from the SPACE (unless such property is subject to the OWNER's lien rights as referenced herein), and shall deliver possession of the SPACE to the OWNER on the day of termination. If the OCCUPANT fails to fully remove its property from the SPACE within the time required, the OWNER, at its option, may without further notice or demand, either directly or through legal process, reenter the OCCUPANT's SPACE 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 PREMISES 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.

13. ABANDONMENT: This Agreement shall automatically terminate if the OCCUPANT abandons the SPACE. The OCCUPANT shall be deemed to have abandoned the SPACE if the OCCUPANT has removed the contents of the SPACE and/or has removed the OCCUPANT's locking device from the SPACE and is not current in all obligations hereunder. Abandonment shall allow the OWNER to remove all contents of the SPACE for disposal. OCCUPANT hereby waives and releases any claims or actions against OWNER for disposal of personal property resulting from OCCUPANT's abandonment. Rent prepaid for any period in which the OCCUPANT moves out early shall not be refunded.

14. OWNER RESPONSIBILITY TO OCCUPANT. THE OWNER IS NOT A WAREHOUSEMAN ENGAGED IN THE BUSINESS OF STORING GOODS FOR HIRE, AND NO BAILMENT IS CREATED BY THIS AGREEMENT. THE OWNER EXERCISES NEITHER CARE, CUSTODY, NOR CONTROL OVER THE OCCUPANT'S STORED PROPERTY. ALL PROPERTY STORED WITHIN THE SPACE OR ON THE PROPERTY BY THE OCCUPANT OR LOCATED AT THE FACILITY BY ANYONE SHALL BE STORED AT THE OCCUPANT'S SOLE RISK. The OCCUPANT must take whatever steps he deems necessary to safeguard such property. The OWNER and the OWNER's employees and agents shall not be responsible or liable for any loss of or damage to any personal property stored in the SPACE or on the PREMISES resulting from or arising out of the OCCUPANT's use of the SPACE or the PREMISES from any cause whatsoever, including but not limited to, theft, mysterious disappearance, mold, mildew, vandalism, fire, smoke, water, flood, hurricanes, rain, tornadoes, explosions, rodents, insects, Acts of God, forklift operator error, other occupant(s) causing harm to said item(s), or the active or passive acts or omissions or negligence of the OWNER, the OWNER's agents or employees. It is agreed by the OCCUPANT that this provision is a bargained for condition of the Agreement that was used in determining the amount of Monthly Rent to be charged and without which the OWNER would not have entered into this Agreement. OWNER does not provide or offer any service which would track or verify the condition or presence of TENANTS item(s) stored at subject property. It is TENANTS sole responsibility to check on their item(s) whenever they deem necessary.

15. OCCUPANT INSURANCE FOR STORED PROPERTY. THE OWNER DOES NOT PROVIDE ANY TYPE OF INSURANCE WHICH WOULD PROTECT THE OCCUPANT'S PERSONAL PROPERTY FROM LOSS BY FIRE, THEFT, NEGLIGENCE, OR ANY OTHER TYPE OF CASUALTY LOSS WHATSOEVER. IT IS THE OCCUPANT'S RESPONSIBILITY TO OBTAIN AND MAINTAIN THROUGHOUT THE ENTIRE TERM OF THIS AGREEMENT AND ANY SUCCESSIVE AGREEMENT(S) SUCH INSURANCE. The OCCUPANT, at the OCCUPANT's expense, shall secure his own insurance to protect himself and his property against all perils of whatever nature for the actual cash value of the stored property. Insurance on the OCCUPANT's property is a material condition of this Agreement. OCCUPANT shall make no claim whatsoever against the OWNER's insurance in the event of any loss WHATSOEVER, INCLUDING BUT NOT LIMITED TO TOTAL OR PARTIAL LOSS OF ITEM(S) STORED DUE TO SMELL, DUST, DEBRIS, WATER DAMAGE, MOLD, FIRE, THEFT, NEGLIGENCE OR ACCIDENT. The OCCUPANT agrees that its insurer may not subrogate against the OWNER in the event of loss or damage of any kind or from any cause.

16. CHANGES TO AGREEMENT. All items of this Agreement, including but without limitation, the monthly rental rate, conditions of occupancy and other fees and charges are subject to change at the option of the OWNER upon thirty (30) days prior written notice to the OCCUPANT. If so changed the OCCUPANT may terminate this Agreement on the effective date of such change by giving the OWNER ten (10) days prior written notice of termination after receiving notice of the change. If the OCCUPANT does not give such notice of termination, the change shall become effective on the date stated in the OWNER's notice and shall thereafter apply to the occupancy hereunder.

17. OWNER'S LIEN RIGHTS. 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 THE SELF STORAGE FACILITY ACT SET FORTH IN SECTIONS 83.801-83.809 OF THE FLORIDA STATUTES, 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.

18. 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. **While we do offer some security measures, Tenant understands and accepts that security cameras are not constantly monitored, and the risk of a breach of our property fence, security system(s) and gate(s) is possible. Tenant hereby fully understands, acknowledges, accepts and agrees to fully indemnify Owner of any and all liabilities with regards to the failure of any security system(s) belonging to this property.**

19. 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.

20. ASSIGNMENT AND SUBLETTING. The OCCUPANT shall not assign this Agreement or sublet the SPACE.

21. WAIVER/ENFORCEABILITY. In the event any part of this Agreement shall be held invalid or unenforceable, the remaining parts of this Agreement shall remain in full force and effect as though any invalid or unenforceable part or parts were not written into this Agreement. No waiver by the OWNER of any provision hereof shall be deemed a waiver of any of the other provisions hereof or of any subsequent default or breach by the OCCUPANT. It is understood and accepted by all parties on this lease that Mizner Storall operates on private property and is a private club not accessible to the general public.

22. ATTORNEYS' FEES. In the event the OWNER retains the services of an attorney to recover any sums due under this Agreement for any unlawful detainer, for the breach of any covenant or conditions hereof, or in defense of any demand, claim or action brought by the OCCUPANT, the OCCUPANT agrees to pay to the OWNER the reasonable costs, expenses, and attorney's fees incurred in any such action. If any legal action is brought by OWNER or TENANT related to this agreement, the prevailing party shall be entitled to recover attorney fees not to exceed $1,000. (One Thousand Dollars).

23. SUCCESSORS IN INTEREST. This Agreement is binding upon the parties hereto, their heirs, successors and assigns.

24. GOVERNING LAW. This Agreement and any actions between the parties shall be governed by the laws of the State of Florida, County of Palm Beach.

25. WAIVER OF JURY TRIAL. The OWNER and the OCCUPANT hereby waive their respective rights to trial by jury of any cause of action, claim, counterclaim, or cross complaint, at law or in equity brought by either the OWNER against the OCCUPANT or the OCCUPANT against the OWNER arising out of or in any way connected with this Rental Agreement, the OCCUPANT's use or occupancy of the SPACE and the Facility or any claim of bodily injury or property damage, or the enforcement of any remedy under any law, ordinance, statute or regulation.

26. NO WARRANTIES: No express or implied warranties are given by Lessor. Lessor disclaims and Tenant waives any implied warranties of suitability, merchantability, security, or fitness for a particular purpose. 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 (except for written addendums agreed to between the parties). The agents and employees of the OWNER are not authorized or permitted to make any warranties about the SPACE, the PREMISES, or any facilities referred to in this Agreement. The OWNER's agents' and employees' ORAL STATEMENTS DO NOT CONSTITUTE WARRANTIES and shall not be relied upon by the TENANT . The entire agreement and understanding of the parties hereto are embodied in this writing and NO OTHER WARRANTIES are given. No promises or representations of safety or security have been made to TENANT by OWNER or OWNER's agents. There shall be no liability to OWNER, OWNER's employees or agents in the event the alarm, electrical, video system or sprinkler system, or any components thereof, shall fail or malfunction. Any video recording devices are not constantly monitored.

Tenant has inspected or had the right to inspect the space and the Facility before signing this Rental Agreement. Tenant accepts same "AS IS" including existing access controls, lighting, construction design and quality, fences/gates, or lack threof. Access control, video surveillance and other system(s) may fail or malfunction, video cameras may be non operational or unmonitored.

27. RULES. The OCCUPANT agrees to be bound by any Rules and Regulations in addition to all terms on our website, www.MiznerStroall.com for the facility as may be posted by the OWNER either via website, or at the facility office from time to time. All website terms and conditions shall be deemed to be part of this Agreement.

28. NOTICES FROM OWNER. All notices required by this Agreement shall be sent by email and/or text message to OCCUPANT's last known email address and/or phone number provided on this lease. Notices shall be deemed given when sent by electronic mail. All statutory notices shall be sent as required by law.

29. NOTICES FROM OCCUPANT. 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. 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 personally deliver such notice to OWNER or mail the notice by certified mail, return receipt requested, with postage prepaid to Manager at the address shown on the Agreement. Manager does not recognize or acknowledge address changes which are not delivered to Manager in writing and signed by OCCUPANT.

30. OCCUPANT'S LOCK. The OCCUPANT must keep the SPACE locked and must provide his own lock and key. DOUBLE LOCKING IS PROHIBITED. The OCCUPANT assumes full responsibility for all persons who have keys and access to the SPACE. 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.

31. 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 or death 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.

32. 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.

33. MILITARY SERVICE. If you are in the military service you must provide written notice to the OWNER. The OWNER will rely on this information to determine the applicability of the Servicemembers Civil Relief Act.

34. 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 actions against OWNER for damages arising from the use of said information by others.

35. CLIMATE CONTROL. Climate controlled spaces are heated and cooled depending 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.

36. VEHICLES. Vehicles not included in this lease (including, but not limited to autos, trucks, trailers, mobile homes, boats, jet skis, 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. 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 self-storage space after termination of the Agreement or upon OCCUPANT's default, 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 paragraph.

37. PERMISSION TO CALL, FAX, E-MAIL OR TEXT. OCCUPANT recognizes that OWNER and OCCUPANT are entering to a business relationship as OWNER and OCCUPANT. As such, to the extent any Federal or State law prohibits OWNER from contacting OCCUPANT by phone, fax, e-mail or text, OCCUPANT hereby consents to OWNER phoning, faxing, e-mailing and texting OCCUPANT with marketing and/or other business related communications.

38. 24/7 ACCESS: We offer a 24/7 access card/pass for a one time $100 fee per occupant. This is a non refundable fee. Without this pass, you will only have access to our property during business hours when a manager is on site.

39. TERMINATION OF LEASE BY TENANT: A **30 day advance written notice to terminate lease is required for all storage spaces**. Once tenant has confirmed that they have fully vacated our property, we reserve the right to lease and/or pre-lease their storage space, regarldess of the time frame in which said notice was provided by tenant. No refunds of any type will be given for unused rental period.

40. PROMOTIONS & DISCOUNTS: If a promotion and/or discount is being offered by our facility, it is only applicable if booked

directly through our leasing office. No third party affiliate or booking site(s), broker(s) or agent(s) of any type will qualify for any special rate(s)/discount(s). Any and all promotions and discounts which may be offered are subject to management discretion. Said promotions and discounts apply to new tenants only and are not transferrable or renewable upon future or additional bookings with any of our properties.

41. PEST CONTROL: We aren't liable for any damage caused by wildlife or pests. We encourage you to protect your item(s) from damage.

42. SECURING YOUR VESSEL/TRAILER & ELECTRONICS: We require all TRAILERS to have a locking/anti theft device installed either on the tongue and/or trailer wheel(s). Securing of your item(s) must be done by tenant at tenants sole expense each and every time the item is placed in our facility. We also recommend removing your marine electronics from your vessel when not using the vessel.

43. COLLECTIONS: In the event payment(s) become 15 or more days past due, LANDLORD may, at their discretion, send TENANT to a third party collection agency in order to collect any monies due to LANDLORD, including but not limited to rent, service bills and/or fees which are due to LANDLORD. If a file is sent to collections and the entire amount owed to LANDLORD is not collected by the collection agency or a settlment between the parties hasn't been reached, LANDLORD may file suit against TENANT in order to collect any balances which are still owed. Any disputed payment/chargeback will constitute an automatic "account in collection" status, in which TENANTS gate access may be restricted and TENANTS item(s) stored here may be reasonably secured by LANDLORD until dispute is fully settled. Furthermore, LANDLORD may furnish TENANT as well as the United States IRS with a 1099C for any debt(s) canceled which were due LANDLORD by TENANT for amounts in excess of $600USD.

44. UTILITIES: Access to water hoses located throughout our property is included with rent for recreational use purposes only. If you intend to use water for commercial purposes (ex. filling a large water tank daily/weekly) there will be an additional flat rate monthly fee of $50/mo added to your lease. Electricity is not included with any leased outdoor parking space; however, some of our parking spaces do offer electrical outlets for an additional montly flat rate of $150/mo for a 110V outlet and $250/mo for a 220V outlet, subject to availability. Access and pricing of electricity is a flat rate and is not subject to usage. The rate charged and terms for electricity are subject to change at any time with a 30 day advance notice provided by Landlord to Tenant. We are not liable or responsible for any damage(s) caused by a surge, temporary, or extended loss in power for any reason whatsoever. If you have items stored which require power supply, we suggest that you have a generator and power loss monitoring system installed at your own discretion and expense. Internet access is not included with any outdoor parking space(s), shed(s), or climate controlled storage unit(s). Any unauthorized use of utilities will result in a utility charge being added to your account balance with us and may result in an immediate termination of this lease agreement. Furthermore, electricity is not included with any garage or shed rental whatsoever. Although some garage(s) may have outlets and/or lights, they may not work and Landlord will not repair or install power in said unit(s).

45. **TRANSFER TO ANOTHER ONE OF OUR PROPERTIES/TEMPORARY STORAGE HERE:**

In the event we are full, and/or can't accommodate your request to store your item(s) in the particular location where you desire, we may offer you temporary storage here OR at another one of our affiliated and/or owned facilities. It is understood and agreed that if your item(s) are stored here or at any of our other locations on a temporary basis, you must physically transfer your item at your own expense to your intended final location within **15 calendar days** of receiving notice that a space has become available at your desired location. In the event you choose to remain here, or are not willing to transfer to the intended location upon said notice, your rent will automatically adjust to the **FULL MARKET RENTAL RATE** applicable at this location without any further rent rate change notice provided by us. All other terms and conditions of this agreement shall apply regardless of which facility you store your item with us.

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46. PET & ANIMAL POLICY: Due to liability reasons, no pets or animals are permitted on our property at any time. Service animals as defined by ADA must be controlled by their owner and on a leash at all times. Said owner of any animal on our property is deemed fully personally liabile for any and all damage(s) caused by their service animal/pet and hereby indemnifies Mizner of any liability pertaining to their pet/service animal.

47. **RESPONSIBILITY FOR DAMAGE**: Tenant will pay for damage caused by Tenant or Tenant's employees, agents, delivery person(s), family, guess, or their animals to the space rented or to any other real or personal property located at teh Facility or used in connection with it. Until paid in full, Lessor may deny Tenant access to the Facility and overlock Tenant's space immediately upon discovery of damages for which tenant is responsible.

48. **NON DISPARAGEMENT:** Tenant agrees and covenants that they will not at any time make, instruct another individual or entity to make or convey, publish or communicate to any person or entity or in any public forum any defamatory or disparaging remarks regarding this location or any properties owned or managed by us. This includes but is not limited to comments, statements, reviews or social media posts concerning the Company or its businesses, or any of its employees or directors. This section does not, in any way, restrict or impede the tenant from exercising protected rights to the extent that such rights cannot be waived by agreement or from complying with any applicable law or regulation or a valid order of a court of competent jurisdiction or an authorized government agency. This section does not prohibit or restrict the tenant (or tenant's attorney) from initiating communications directly with, or responding to any inquiry from, or providing testimony before, any self-regulatory organization or any state or federal regulatory authority regarding the Company or the facts or circumstances of tenant's relationship with the ownership or management group.

49. **NON-LIABILITY AND RELEASE FOR LOSS OR INJURY; AND INSURANCE:** Tenant agrees to exercise due care for the safety and security of Teantn and Tenant's property, employees, agents, family and guests while in the Facility. Lessor is not a bailee and has no safekeeping duties for Tenant's property at any time under any circumstances. In this Agreement, Tenants Property and contents mean all contents that have been stored in the space or brought onto the property by Tenant or others. TENANT WILL SELF-INSURE ALL CONTENTS NOT COVERED BY TENANTS INSURANCE. Self-Insurance means that Tenant will bear the entire risk and expense of loss in the event of damage or loss to such contents from crime, casualty, or otehr harm or loss listed within this agreement. Lessor does not carry insurance on the contents of Tenants space.

50. **DELINQUENT RENT PAYMENT SCHEDULE OF EVENTS:** Below is the timeline of what occurs in the event your rent is paid late.

- If rent is not paid in full by midnight of the 1st of each month, gate and facility access will be restricted until rent is paid in full.
-After the 5th day of any month (at midnight on the 5th) if not paid in full, rent is considered late. A late fee of $50 will be assessed and your item(s) that are delinquent and stored here will be overlocked, restricting your access and use to the item(s).
- If rent is not paid in full by midnight of the 15th of the month, an additional late fee of $200.00 will be assessed.
- If rent is not paid by midnight of the 30th day past due, the lien process will begin and a lien fee of $250 will be assessed in addition to a publication and certified mail fee subject to change based on variable costs for publication.
- An auction will be held and your item will be sold to the highest bidder.

51. **PARKING/DOCKING IN YOUR PROPER SPACE:** Every tenant has an assigned parking/storage space. Please ensure that at all times, you are properly parked in your assigned space and within the parameters of your allocated storage space (between poles clearly marked with space number). In the event your item(s) are found to be improperly parked, we will attempt to contact you via phone, email and/or text message; however, we reserve the right to move your item into its proper space, at your expense. In the event we can't move your item on our own, we will contact a third party towing company to move it, and you will be fully responsible for any costs incurred in doing so. In the event someone is parked in your assigned space, DO NOT PARK IN ANOTHER VACANT SPACE UNLESS SPECIFICALLY INSTRUCTED TO DO SO BY OWNER. Parking in another patrons vacant space is not a solution and often makes matters worse, possibly resulting in your item(s) being towed at your expense.

52. **MINI OFFICE SPACE LEASES:** Mizner may offer small "mini office" space(s) for lease. Some of these spaces are shared and intended solely for businesses to establish a viable location/postal address. It is hereby understood and accepted that Mizner employees and contractors as well as other tenants utilizing said space may access the space at any given time. Access includes but is not limited to pest control, cleaning crew, maintenance, management. If you rent a private space (not shared) and wish to forego access to pest control and/or cleaning crew, please notify us via email so that we can exclude you from their routine access. Additionally, an emergency access lockbox is located outside of our office(s). DO NOT KEEP THE KEY FROM THIS LOCKBOX! You may use the key; however, it must be returned immediately after you use it to access the building and/or your unit(s).

53. **ACCESS SETUP:** Please carefully read and perform the following steps in order to set up your gate/door access to our facility. Your access code will be activated immediately upon full execution of this lease, including cleared payment in full for any balance(s)due.

1. Your "hard code" to enter/exit our facility via keypad is **STAR (*), and then your CELL PHONE NUMBER, and then OUND (#).** This code will work at all timeframes pursuant to your lease agreement. Failure to enter star (*) before your cell phone number, or pound (#) afterwards will lock you out of the gate system after 3 failed attempts. Please follow these instructions carefully.

2. For "Hands Free" access via our third party app, please download STORAGE GENIE app to your mobile device. (There is a small purple genie bottle logo)

3. Once downloaded, please click ALLOW for all settings including BLUETOOTH & LOCATION at all times while using app.

4. Search for the facility where you are renting (Mizner Storall Boca, Mizner Storall Boynton Beach, Mizner Marina Deerfield) etc. Please make sure to add the correct location.

5. Once the location where you are renting has been added, you will be prompted to enter the following info: Last name, Unit umber, Access Code. Your **LAST NAME** is whatever last name is on this lease agreement, case sensitive. Your **UNIT NUMBER** is also on this lease (unit number is the same thing as parking space number), and lastly, your **ACCESS CODE** is your cell phone number with NO DASH OR SPACES between numbers. Once all of this has been entered, hit the "Done" or "SAVE" utton. Your app is now installed and ready for hands free access. **In the event your space/unit number changes, you MUST EDIT THE UNIT # within the app or your access via app will not work.

By initialing here, I consent that I have fully read and accepted the terms and conditionsfor hands-free app access. *SS*

Automatic Payment Authorization Form

Mizner Storall of Boca Raton, henceforth known as the Company, requires that all rents are paid via AUTO PAY. Your monthly payment will automatically be charged to your credit or debit card on file on the 1st of each month. All payments made via credit card will be assessed a 3.5% processing fee. To avoid this fee, please enroll in auto-pay via ACH.

Please make sure that you fill in all required fields below. Failure to complete the payment info field below may result in your reservation being voided.

(We **don't** charge any convenience fee(s) for ACH PAYMENTS)

Personal Information

Name (as it appears on your account or credit/debit card) **SAMPLE S SAMPLE**

Other names on your account or credit/debit card

Current mailing address: **120 NW Spanish River Blvd**

City, State, Zip: **Boca Raton FL 33431**

Home phone: **561 393 7055**

Unit/Space number(s) to be automatically paid **M002**

Required Credit/Debit card information:

Name on Card x

Credit/Debit Card Brand (We accept: Visa, Mastercard, Discover, Amex) x

Is this card a **DEBIT or CREDIT** card **(please specify)** x

Card Number x

Expiration Date (mm/yy) x

Card Security Code (CVV) x

Credit Card Billing Address (IF DIFFERENT FROM ABOVE)

Street or P.O. Box x

City, State, Zip Code x

Required ACH Information:

****Initial move-in monies can not be paid by ACH if the move-in date is within 7 days of lease execution.****

Name on bank account:

Bank Account Type: (Consumer checking/savings or Business Checking/savings)

Account Number

Bank Routing Number

I, SAMPLE S SAMPLE, the undersigned, authorizie the management of Mizner Storall of Boca, to charge my credit/debit card OR debit my bank specified above via ACH as well as any other card or payment method(s) provided to Landlord either verbally, telephonically, in person, text message, or via email, for charges incurred on the unit/space numbers listed above on the 1st day of each month. I also understand that the amount of the payments may vary each month. Furthermore, any DAMAGES caused by Tenant to Landlord's property shall be automatically added and charged to the payment form on file without any further authorization needed by either party.

I also understand that I may terminate this auto pay agreement by giving proper notice to the Company. I may do this at any time in writing either via email to MiznerStorallBoca@gmail.com or via USPS Certified Mail to our main office address of **120 NW Spanish River Blvd, Boca Raton, FL 33431**, but must allow a reasonable amount of time after receipt for the Company to act upon it. Furthermore, I understand and accept that additional service charges may apply if payment is returned due to insufficient funds, declined card, disputed charge/debit. Any disputed or unpaid funds may result in additional legal fees, court costs, collection agency fees necessary in order to collect a debt. Debtor will be fully responsible for any additional costs incurred in order to collect on a debt due to Landlord.

Mizner Storall of Boca Raton and its affiliates will not tolerate civil theft or any theft of our service(s). A payment dispute/chargeback made for service(s) rendered and/or charges due including but not limited to rent(s) will be prosecuted as civil theft, pursuant to Florida Statute 772.11. We will seek treble damages and maximum penalties allowable by law. Mizner Storall of Boca and its affiliates will prosecute such matters to the maximum extent allowable by law. Any disputed funds will be reflected on your rent ledger and all funds in dispute in addition to fees associated with a dispute will be debited against rent paid; hence, will put your account into "delinquent" rent paid status, which may result in additional late fees, lien fees, publication fees, legal fees and auction fees. In the event of a dismissal of any debt(s), Mizner Storall of Boca Raton may, at its sole discretion, issue Tenant a 1099C for the portion of the total debt including but not limited to treble damages, credit card dispute fees, penalties, interest, attorney and court costs and will furnish a copy of such dismissal to the United States Department Of The Treasury, Internal Revenue Service (IRS) as required by law. Specifically and only for cases prosecuted for civil theft, the prevailing party shall be due full reimbursement for their court costs and attorney fees from the losing party.

Please enroll my account(s) in the AutoPay Program selected by me.

By signing below, I agree to the above LEASE as well as AUTO PAYMENT terms and conditions.

Under Penalty of perjury, I swear and attest that all of the above information is true and accurate. Any changes impacting any of these conditions on my behalf will be immediately conveyed to Mizner Storall Of Boca via email.

TENANT: : **SAMPLE S SAMPLE**

OWNER/LANDLORD: **Mizner Storall Of Boca, LLC**

TENANT SIGNATURE: *SAMPLE SAMPLE*

LANDLORD SIGNATURE: *SAMPLE MANAGER*

Signature Certificate

Document Title: **Lease & Auto Pay 2026 Mizner Storall Boca EASY**
Document Reference: 7f8e5ad7-dfe2-4641-9973-14cc2f90d962
Status: **Signed**

Electronic Signature

SAMPLE MANAGER

Authorized Signatory

Manager

IP Address:
98.97.167.247

Electronic Signature

SAMPLE SAMPLE

SAMPLE SAMPLE

Tenant

IP Address:
98.97.167.247

Timestamp	Audit
05-Oct-2026 10:41:46 AM	**Created** by marshall sklar
05-Oct-2026 10:41:48 AM	**Viewed** by SAMPLE SAMPLE
05-Oct-2026 10:42:39 AM	**eSign Consent** by SAMPLE SAMPLE
05-Oct-2026 10:42:39 AM	**Signed** by SAMPLE SAMPLE
05-Oct-2026 10:42:43 AM	**Viewed** by Manager
05-Oct-2026 10:43:03 AM	**eSign Consent** by Manager
05-Oct-2026 10:43:03 AM	**Signed** by Manager