



CRIME FREE SELF-STORAGE LEASE ADDENDUM



In consideration of the execution or renewal of a lease of the storage unit identified in the lease, Owner and Renter agree as follows:

1. Renter, guest of the renter, or other person affiliated with the renter agree to live a "Crime Free Lifestyle" and shall not engage in criminal activity, including drug-related criminal activity, on or off the said premises. "Drug-related criminal activity" means the illegal manufacture, sale, distribution, use, or possession with intent to manufacture, sell, distribute, or use of a controlled substance (as defined in Section 102 of the Controlled Substance Act [21 U.S.C. 802]).

2. Renter, guest of the renter, or other person affiliated with the renter shall not engage in any act intended to facilitate criminal activity, including drug-related criminal activity, on or off the said premises.

3. Renter, guest of the renter, or other person affiliated with the renter will not permit the storage unit to be used for, or to facilitate criminal activity, including drug-related criminal activity, regardless of whether the individual engaging in such activity is a renter or a guest. Any use of a storage locker other than storage is a violation of building and/or fire codes.

4. Storage of any hazardous materials or waste is **prohibited**.

5. Renter will agree to purchase and use the authorized padlock predetermined by the management of the facility.

6. Renter will provide the management with a current emergency telephone number(s) and the renter should maintain a current list of items that are being stored in the storage locker.

7. Subletting will not be permitted. Only those on the lease will be permitted to store property in the locker.

8. Renter, any guest of the renter, or other person affiliated with the renter shall not engage in the unlawful manufacturing, selling, using, storing, keeping, or giving of a controlled substance as defined in Health & Safety Code ' 11350, et seq., at any locations, whether on or off the dwelling unit premises or otherwise.

9. Renter, any guest of the renter or other person affiliated with the renter shall not engage in any illegal activity, including: prostitution as defined in Penal Code ' 647(b); criminal street gang activity, as defined in Penal Code ' 186.20 et seq.; assault and battery, as prohibited in Penal Code ' 240; burglary, as prohibited in Penal Code ' 459; the unlawful use and discharge of firearms, as prohibited in Penal Code ' 245; sexual offenses, as prohibited in Penal Code ' 269 and 288, or any breach of the lease agreement that otherwise jeopardizes the health, safety and welfare of the landlord, his agent or other tenant or involving imminent or actual serious property damage.

10. I authorize the management to release my rental information to the police department in the event of an investigation.

11. **VIOLATION OF THE ABOVE PROVISIONS SHALL BE A MATERIAL AND IRREPARABLE VIOLATION OF THE LEASE AND GOOD CAUSE FOR IMMEDIATE TERMINATION OF TENANCY.** A single violation of any of the provisions of this added addendum shall be deemed a serious violation and a material and irreparable non-compliance. It is understood that a single violation shall be good cause for termination of the lease. Unless otherwise provided by law, proof of violation shall not require criminal conviction, but shall be by a preponderance of the evidence.

12. In case of conflict between the provisions of this addendum and any other provisions of the lease, the provisions of the addendum shall govern.

13. This LEASE ADDENDUM is incorporated into the lease executed or renewed this day between Owner and Renter.

Renter Signature

Date: _____

Renter Signature

Date: _____

Manager's Signature

Date: _____