

STORAGE FACILITY RENTAL AGREEMENT

The owner of the Facility specified in Section C above ("Facility & Premises Description"), Columbia Crossings, LLC, a Washington limited liability company ("Landlord"), hereby rents to the renter(s) identified in Section A above ("Renter Information"), and Renter hereby rents from Landlord, the rental space (the "Assigned Space #") specified in Section C above, which is located in the Facility, for consideration of the payment of rent and on the terms and conditions set forth in this Storage Rental Agreement ("Agreement"):

1. **RENTER'S REPRESENTATIONS.** renter represents and warrants to Landlord that the information provided by Renter in Sections A and B above is true and complete as of the date hereof. Renter shall promptly notify Landlord of any subsequent changes in such misinformation during the term of this Agreement. Renter hereby grants Landlord Renter's permission to independently verify the accuracy of all information contained in Sections A and B above and correct any inaccurate or incomplete information including any adjustment to the monthly rent rate due to the actual measured LOA of the Vehicle.
2. **POSSESSION; ACCEPTANCE OF PREMISES:** Upon taking possession of the Premises, Renter shall be deemed to have inspected the Premises and to have agreed that it is satisfactory for all Renters' purposes, including, without limitation, safety, and security. Renter takes such Premises "AS IS" without representations or warranties of any kind, character, or nature, express or implied, by Landlord, its agents, or employees.
3. **TERM:** The rental term shall begin on the move-in date set forth in Section D ("Move-In/ Commencement") above and will continue until terminated as provided by this Agreement or applicable law, except that if an expiration date of the rental term is set forth in Section D ("Pre-set Move-out Date") above, the rental term shall terminate on such date and Renter shall vacate the Premises no later than such date without any further notice from Landlord to vacate. If an expiration date of the rental term is set forth in Section D ("Pre-set Move-out Date") above and Renter has not vacated the space on the Expiration Date, the Agreement shall continue a month-to-month basis. The minimum term of this Agreement shall be one calendar month unless it is terminated by Landlord as set forth in Sections 16.(b), 16.(c), or 16.(d) below.
4. **RENT:** Renter shall pay Landlord monthly rent in the amount set forth in Section D above, subject to adjustment as set forth below, in advance on or before the first day of each month, without demand or offset at the address of Landlord set forth above or at such other address as may be designated in writing by Landlord, except that Renter shall pay the rent for the one full month upon execution of this Agreement. In the event apportionment of rent is necessary for a partial month, rent shall be prorated on a day-to-day basis with the monthly rent multiplied by the number of days in the partial month and divided by the total number of days in that calendar month. All sums received shall first be credited to fees and other charges, as Landlord may select, then to rent. The amount of the monthly rent and other charges payable under this Agreement may be increased by Landlord from time to time during the term of this Agreement by giving Renter thirty (30) days' advance notice of the increase. This Agreement shall be deemed amended to incorporate the new terms with respect to rent and other charges after such an increase.
5. **ADDITIONAL FEES:**
 - (a) **Late Payment:** If rent is not received by Landlord by the close of business on the seventh (7th) day of the same month it is due, Renter shall pay Landlord a late payment charge in the amount shown in Section E above, subject to adjustment in Section 4 above. Renter and Landlord agree that this late payment charge will be liquidated damages for the expenses incurred by Landlord with respect to such late payment.
 - (b) **Fee for Dishonored Check:** Renter shall pay Landlord a fee in the amount of the sum set forth in Section E above, subject to adjustment as set forth in Section 4 above, for each check paid by Renter to Landlord that is not honored by the bank. Thereafter, on Landlord's demand, all future payments by Renter to Landlord must be made by cash, cashier's check, or money order.
 - (c) **Interest:** Whenever any sum payable to Landlord under this Agreement is not paid when due, it shall bear interest from the due date until paid at the lesser of eighteen percent (18%) per annum or the maximum interest rate legally payable.
 - (d) **Impound / Redlock / Chain / Boot Fee:** When Landlord asserts its right to Impound a Renter and places a Landlord Possessory Lien on Renters storage unit or vehicle, Renter will be charged and agrees to pay Landlord a fee in the amount of the sum set forth in Section E above, each time renter is Impounded. Renter and Landlord agree that this sum will liquidate damages for the time incurred by Landlord's staff with respect to Impounding.
6. **USE:**
 - (a) **Public storage:** Renter shall use the Premises only for storing personal property other than hazardous or toxic materials or petroleum products and for no other purpose, including, without limitation, commercial or residential purposes, without Landlord's prior written consent. Such consent may be withheld in Landlord's sole discretion.

- (b) **Vehicle storage:** Renter shall use the Premises only for storing Renter's vehicle identified in Section B above, but only during such periods as such vehicle is mechanically operable and, if a license is required to operate the vehicle on public streets, has a current license ("Renter's Vehicle"), and for no other purpose, including, without limitation, commercial or residential purposes, without Landlord's prior written consent. Such consent may be withheld in Landlord's sole discretion.
7. **COMPLIANCE WITH LAWS:** Renter shall abide by all laws, rules, and regulations of any public authority applicable to the use or occupancy of the Premises. Renter shall notify Landlord in the event Renter observes or learns of a suspicious or illegal act occurring within the Facility.
8. **ABANDONMENT OF PREMISES:** If Renter abandons the Premises, Landlord may accept such abandonment as a surrender of the leasehold, and this Agreement may at Landlord's option be deemed to have been terminated on the date of such abandonment. Any claims Landlord may have against Rental hereunder existing on or before the date of abandonment shall survive such termination.
9. **RENTER OBLIGATIONS:** Renter agrees to:
- (a) Keep all areas of the Premises under control of Renter in every part clean, sanitary, and free from all accumulations of debris, filth, rubbish, and garbage.
 - (b) Keep the Vehicle mechanically operable at all times including, but not limited to ensuring that the engine is operable, the Vehicle is winterized and to promptly respond to a request by Landlord to make repairs.
 - (c) Not deliberately or negligently destroy, deface, damage, impair or remove any part of the Premises or Facility or knowingly permit any person to do so.
 - (d) Not disturb the neighbors' peaceful enjoyment of the Facility or otherwise annoy, obstruct, or interfere with the rights of other renters of the Facility nor create any nuisance or allow any objectionable fumes, noises, liquids, or vibrations to be emitted from the Premises.
 - (e) Notify Landlord in writing of any fire, damage, accident or casualty or any condition in the Premises or the Facility needing maintenance or repair immediately after learning of such condition.
 - (f) Not conduct any activities that will increase Landlord's insurance rates for any portion of the Facility or that will in any manner degrade or damage the reputation of the Facility; Not cause or permit the storage, use, generation, or disposition of any explosives, highly inflammable materials, hazardous or toxic materials or petroleum products in, on, or about the Premises or the Facility by Renter or Renter's guests, except that Renter may keep petroleum products in the Vehicle tanks that have been constructed for such purpose if they do not leak in any manner;
 - (g) Not cause or permit the storage, use, generation, or disposition of any explosives, highly inflammable materials, hazardous or toxic materials or petroleum products in, on, or about the Premises or the Facility by Renter or Renter's guests.
 - (h) Maintain the Premises in good repair, promptly commence restoration or repair of any damage thereto and diligently pursue the repair or restoration until it is complete; and
 - (i) Keep all the entryways and doors to the Facility locked at all times, keep the door to the Premises locked at all times with a sturdy padlock supplied by Renter, and not duplicate any cardkeys; and
 - (j) Not store any personal property outside the Vehicle or Premises.
10. **RULES AND REGULATIONS:** Renter shall, and shall cause all guests of Renter to, comply with the rules and regulations applicable to the Facility, as such rules and regulations may be changed by Landlord from time to time ("Storage Facility Rules and Regulations"). A copy of the Rules applicable to the Facility as of the commencement date of this Agreement is attached hereto and incorporated herein by reference. Landlord shall give Renter notice of any proposed change in the Rules at least fifteen (15) days before they are intended to take effect, and all changes in the Rules as to which Landlord has given Renter such notice shall be effective on the date specified in such notice by Landlord. Violation of the Rules shall constitute a breach of this Agreement which may be cause for eviction, subject to the provisions set forth below. Renter acknowledges and agrees, however, that Landlord is not obligated to Renter to enforce compliance of any person with the Rules or any other obligations, limitations, or restrictions, and Landlord's failure to enforce compliance against other persons shall not be a defense to any action against Renter.

11. ALTERATIONS TO PREMISES: Renter is not required or permitted to make any alterations, modifications, or improvements to the Premises, including, without limitation, any utilities serving the Premises, without the prior written approval of Landlord, which may be withheld in Landlord's sole discretion. Renter shall not allow any liens to attach to the Facility or Renter's interest in the Premises as a result of Renter's activities.

12. ASSIGNMENT/SUBLEASE: Renter shall not assign this Agreement, by operation of law or otherwise, nor sublet all or any portion of the Premises. In addition, Renter shall not sell Renter's Vehicle to a person or entity who intends to leave Renter's Vehicle at the Premises. Any such assignment or subletting shall be void and shall, at the option of Landlord, constitute a default that entitles Landlord to terminate this Agreement and to exercise its other rights and remedies for such default.

13. LOSS OR DAMAGE:

(a) **Non-responsibility:** Renter acknowledges and agrees that by renting the Premises to Renter, Landlord is renting space for Renter's self-service use and is not a bailor or warehouse in the business of storing goods for hire. Landlord shall not be responsible for any loss or damage to the property of any person or entity occurring on the Premises or at the Facility, nor for any injury to any person on the Premises or at the Facility, including, without limitation, such loss, damage, death, or injury caused by Landlord's negligence.

(b) **Release and Indemnity:** To the fullest extent permitted by law, Renter hereby releases and shall indemnify, defend and hold Landlord harmless from any and all loss, damage, liability, cost, expense or attorneys' fees resulting in any way from the use or occupancy of the Premises or the Facility or any breach of this Agreement or the Rules by Renter, Renter's family or any guests, agents, employees or subtenants of Renter, including, without limitation, when caused by Landlord's negligence. The obligations arising under this Section 13(b) shall survive the expiration or termination of this Agreement.

14. AGENT FOR SERVICE OF PROCESS: The name of the entity to receive service of process on behalf of Landlord is Teutsch Partners LLC, 2001 Western Avenue, Suite 330, Seattle, Washington 98121.

15. UTILITIES: Any interruption of services or utilities shall not be deemed an eviction or disturbance of Renter's use and possession of the Premises, render Landlord liable to Renter for damages, or relieve Renter from performance of Renter's obligations under this Agreement. Notwithstanding anything to the contrary herein, electricity, water or other utility services may not be available to the Premises, and nothing herein shall be deemed to obligate Landlord to provide any such utility service.

16. TERMINATION OF AGREEMENT:

(a) **Without Cause:** Landlord or Renter may terminate this Agreement on the last day of the month by giving the other party, hereto, notice in writing, received on or before the 15th day of the month in which they will be vacating. Any notification received after the 15th of the month will result in the agreement termination date to be the last day of the following month. Provided that this subsection shall be inapplicable if an expiration date for the rental term is set forth in Section D of the Agreement.

Renter's Acknowledgment Termination Policy

(b) **Nonpayment of Rent:** If Renter fails to pay rent or any other sum due under this Agreement within seven (7) days of its due date, Landlord may terminate this Agreement immediately and seek possession of the Premises in the manner provided by law.

(c) **Violations by Renter:** Landlord may terminate this Agreement by giving Renter not less than five (5) days' notice in writing before the date designated in the notice for termination if Renter: (i) breaches this Agreement, (ii) violates a law or ordinance which relates to Renter's use or occupancy of the Premises or (iii) violates any of the Rules.

(d) **Immediate Termination:** After giving twenty-four (24) hours' written notice to Renter specifying the cause, Landlord may immediately terminate this Agreement upon the occurrence of any of the following events: (i) Renter, someone in Renter's control or Renter's pet seriously threatens immediately to inflict personal injury, or inflicts any substantial personal injury, upon Landlord or other renters of the Facility; (ii) Renter or someone in Renter's control intentionally inflicts any substantial damage to the Premises or the Facility; (iii) Renter has vacated the Premises, the person in possession is holding contrary to the provision of this Agreement that prohibits subleasing the Premises to another or allowing another person to occupy the Premises without the written permission of Landlord, and Landlord has not knowingly accepted rent from the person in possession; (iv) Renter or someone in Renter's control commits any act which is outrageous in the extreme; (v) Renter or someone in Renter's control commits an act which results in (1) Landlord receiving notice, under any state statute or local ordinance, of drug manufacturing or delivery, gambling or prostitution activity at the Facility or (2) a judgment against the Facility under ORS Chapter 465; or (vi) Renter's violation of the requirements of Section 6 or 9(f) above.

(e) **Destruction or Condemnation of Premises:** In the event that the Premises are rendered unusable by fire or other casualty or are taken by, or under the threat of, eminent domain, this Agreement shall terminate as of the date of the casualty or taking. All eminent domain proceeds shall belong to Landlord, and Renter shall have no claim against Landlord or the eminent domain award because of any taking.

- 17. DEFAULT; ATTORNEYS' FEES:** If either party defaults in any of its obligations under this Agreement, the other party shall be entitled to exercise any and all rights and remedies which are provided for at law or in equity, including, without limitation, recovery of damages for which the other party may be liable under applicable law notwithstanding any termination of this Agreement. In addition, in the event of such a default by Renter, Landlord shall have a lien on all property, vehicles and its contents. In any action to enforce the terms of this Agreement and in any appeal thereof, reasonable attorneys' fees, costs and necessary disbursements shall be awarded to the prevailing party. In addition to any rent or other charges for which Renter may be obligated to Landlord hereunder, Renter shall pay to Landlord all costs, expenses and attorneys' fees incurred by Landlord in moving or storing Renter's contents of the Premises as authorized under applicable law or judicial determination, together with the attorneys' fees and costs incurred by Landlord in conducting sale proceedings or otherwise disposing of Renter's Boat, vehicle or property and its contents according to applicable law. Renter shall also be obligated to pay Landlord's attorneys' fees, costs, and necessary disbursements in connection with any efforts undertaken by Landlord to enforce the terms of this Agreement even though no judicial action is instituted.
- 18. SURRENDER:** Renter shall surrender any keys to the Facility and deliver possession of the Premises to Landlord upon termination of this Agreement in the same condition as at the commencement of the rental term, ordinary wear and tear excepted. Renter shall remove all of Renter's personal property and any debris caused by the removal of Renter's personal property and shall repair all damage resulting from such removal. Failure to remove such property shall constitute an abandonment of the property, and Landlord may retain or dispose of any such property in any manner permitted by law.
- 19. HOLDING OVER:** If Renter fails to vacate the Premises when required, including failure to remove all its personal property, Landlord may elect either: (a) to treat Renter as a temporary Renter, subject to the provisions of this Agreement **only until the 10th of the month immediately following the month in which the rental agreement terminated**, except that rent for Public Storage shall be \$15.00 (Fifteen Dollars with 00/100) per day plus any additional electrical or miscellaneous charges incurred by the Renter. The rent for Vehicle Storage shall be \$5.00 (Five Dollars with 00/100) per day plus any additional electrical or miscellaneous charges incurred by the Renter. If Renter fails to vacate by the 10th of the month, Landlord will deem such action as an agreement to continue treating the Renter as a renter from month to month at the current monthly market rate; or (b) to eject Renter from the Premises and recover damages caused by wrongful holdover and all damages incurred by Landlord in moving and/or storing the items or vehicle and its contents', including, without limitation, reasonable storage and moving charges, attorneys' fees and other costs and expenses incurred by Landlord to obtain possession of the Premises. The obligations arising under this Section 19 shall survive the expiration or termination of this Agreement.
- 20. SUBORDINATION:** This Agreement and any extensions or renewals hereof shall be subject and subordinate to any mortgages, deeds of trust, land sale contracts, submerged land leases or ground leases now or hereafter existing against the Facility. This paragraph shall be self-operative, and no further instruments of subordination shall be required; provided, however, that Renter shall, upon Landlord's request, execute instruments of subordination from time to time. Notwithstanding the foregoing, in the event of foreclosure of any such mortgage, trust deed, or other security instrument that is executed after the date hereof, or of any other action or proceeding for the enforcement thereof, this Agreement shall not be terminated, nor will the rights and possession of Renter hereunder be disturbed, if Renter is not then in default in the payment of rent or other sums or otherwise in default under this Agreement. If the Facility is sold as the result of foreclosure or otherwise transferred by Landlord or any successor, Renter shall attach to the purchaser or transferee.
- 21. SEVERABILITY:** If any provision of this Agreement or the Rules or any policy of the Facility is held illegal under applicable federal, state, or local law, said provision shall be deemed null and void from the date of such determination and Landlord shall not enforce it after receiving adequate and authoritative notice. Renter agrees not to seek recovery of damages from Landlord for attempting to enforce such provision or policy in good faith prior to receiving such notice.
- 22. NOTICES:** Where written notices required by law are given to terminate this Agreement, the tenancy terminates on the day designated in the notice of termination, without regard to the expiration of the period for which rent is to be paid. Except as otherwise expressly provided in this Agreement, any written notices or demands required or permitted to be given under this Agreement may be served by personal delivery, by being posted in a conspicuous place on the Premises, or by being deposited in the United States mail, first class, postage prepaid, addressed to the party to be served at the address provided for in this Agreement or such other address as either party may from time to time hereafter designate by notice given in accordance with this Section 22, or in any other manner provided by law. Service of any such mailed notice or demand shall be deemed to have been completed three (3) days after the date of deposit in the mail.

23. NONWAIVER: Landlord and Renter agree that forbearance by Landlord to enforce its rights pursuant to this Agreement, at law or in equity, shall not be a waiver of Landlord's right to enforce one or more of its rights in connection with any subsequent default. In addition, if Landlord has given Renter a notice to terminate this Agreement, Landlord shall not be deemed to have waived its right to terminate this Agreement by accepting partial rent in the event of a termination for nonpayment of rent or rent prorated to the termination date specified in the termination notice. In the event of Landlord's acceptance of a payment of partial rent, Landlord may proceed to terminate this Agreement and take possession in the manner provided by law without serving a new notice of nonpayment of rent if Renter fails to pay the balance of the rent within seventy-two (72) hours of the time Landlord received the partial rent payment.

24. TIME OF THE ESSENCE: Time is of the essence of this Agreement.

25. INSURANCE: Renter acknowledges that Landlord is not required to obtain any insurance with respect to Renter's Vehicle or any of Renter's property stored at the Premises. Renter shall obtain, at Renter's sole expense, Renter's own sufficient insurance coverage with respect to Renter's Vehicle and all other personal property stored at the Premises.

Renter's Acknowledgement of Insurance Policy: _____

26. ACCESS TO AND REMOVAL OF ITEMS IN PREMISES:

- (a) Landlord shall have the right from time to time to require the renter to provide access to the Premises for Landlord to inspect the Premises to determine if the items stored in the Premises are in compliance with the terms of the Agreement and the Rules and Regulations.
- (b) In case of an emergency, Landlord is authorized to move the Vehicle or items stored in the Premises without liability for damages or loss of any kind. Renter agrees to pay the Landlord reasonable compensation for moving and or removal of the Vehicle or items under such circumstances.

RENTER ACKNOWLEDGEMENT

_____ I have received and understand "Columbia Crossings, LLC Storage Rules and Regulations", including potential fines provided at the time of signing.

_____ I have read and understand the potential fees described in Section E.

_____ I have read and understand the "Termination of Agreement" terms described in Section 16.

_____ I have read and understand the "Insurance" terms described in Section 25.

_____ Unless required by law, Landlord will only release information regarding this rental to _____

BY EXECUTING THIS AGREEMENT, RENTER ACKNOWLEDGES THAT RENTER HAS RECEIVED AN EXECUTED COPY OF THIS AGREEMENT, ALL ADDENDA HERETO, AND THE RULES AND THAT RENTER HAS READ AND UNDERSTANDS THE TERMS OF EACH SUCH DOCUMENT.

Executed on this date: _____

RENTER: _____
(Signature)

LANDLORD: COLUMBIA CROSSINGS, LLC

RENTER: _____
(Print Full Name)

Leasing Agent



COLUMBIA CROSSINGS

Authorization for Automatic Payments

Name: _____ Account #: _____ Space #: _____

CREDIT / DEBIT CARD: Card Type: Visa _____ MC _____ Disc _____ AMEX _____ Name on Card: _____ Billing Address: _____ City: _____, State: _____, Zip: _____ Card Number: _____ Exp Date: _____ CCV # _____ (3 or 4 digits on back of the card)	<table border="1"> <thead> <tr> <th>PAYMENT METHOD</th> <th>FEES</th> </tr> </thead> <tbody> <tr> <td>eCheck (ACH) / Checking Account</td> <td>FREE</td> </tr> <tr> <td>AMEX</td> <td>2.99 %</td> </tr> <tr> <td>Discover / Discover Debit</td> <td>2.99 %</td> </tr> </tbody> </table>	PAYMENT METHOD	FEES	eCheck (ACH) / Checking Account	FREE	AMEX	2.99 %	Discover / Discover Debit	2.99 %
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**All payments are processed the 1st of the month

**Foreign Transaction Fee: An additional 1.00% fee applies when using an international credit card.

**Minimum Card Fee: Card Transactions will be subject to a minimum fee of \$3.00 when using a Credit Card.

**An additional \$20.00 will be added to the full rent amount if using electric service. This will be adjusted based on usage.

I understand that this authorization will remain in effect until I cancel it in writing, and I agree to notify Columbia Crossings in writing of any changes in my account information or termination of this authorization at least 10 days prior to the next billing date. In the case of an ACH Transaction being rejected for Non-Sufficient Funds (NSF) I understand that Columbia Crossings LLC will add an additional \$25.00 charge for each returned NSF payment. I acknowledge that the origination of ACH transactions to my account must comply with the provisions of U.S. law. I certify that I am an authorized user of this credit card/bank account and will not dispute these scheduled transactions with my bank or credit card company; so long as the transactions correspond to the terms indicated in this authorization form.

Signature: _____ Date: _____



COLUMBIA CROSSINGS

Storage Facility Rules and Regulations

1940 N Jantzen Ave, Portland, OR 97217 (Household Storage)

51 NE Tomahawk Island Dr, Portland, OR 97217 (RV Storage)

1) YOUR RENTAL / ACCEPTANCE OF PREMISES:

- a) Upon taking possession of the premises. Renter shall be deemed to have inspected the premises and to have agreed that it is satisfactory for all Renters' purposes, including, without limitation, safety and security. Renter takes such premises "AS IS" without representations or warranties of any kind, character or nature, express or implied by Landlord or its agents or employees.
- b) Your space's condition: At the termination of your rental, the unit must be empty and rentable (clean).
- c) **Occupancy:** The length of your stored vehicle may not exceed the maximum length of your space (see "Length" in Section C of your Rental Agreement cover page.) If you change stored vehicles, you must provide us with a written description of the incoming vehicle, including its license plate number and make, model and boat registration number if it is a boat on a trailer. If a second vehicle or trailer is stored within the space it must be stored in tandem and not exceed the length of the space and must allow at least 6 inches of clearance between the adjacent spaces.
- d) Changing spaces: Moving your vehicle or items to another space requires a "Notice of Intent to Transfer Form" and is subject to a transfer fee.

2) VEHICLE LOT USE REGULATIONS:

- a) Smoking is prohibited in all Columbia Crossings' buildings.
- b) All vehicles must be operable and properly licensed at all times.
- c) Vehicles must be parked straight and centered in their spaces. Vehicles violating this rule or other parking rules contained in this document may be towed at Columbia Crossings' discretion.
- d) If adjacent spaces are rented the vehicles, boats and trailers must be parked in the space and must allow at least 6 inches of clearance between the adjacent spaces.
- e) Open utility trailers with material stored in the trailer are not permitted in the lot at any time.
- f) The lot is for vehicle storage only. Overnight camping is **prohibited**.
- g) Painting or mechanical repair is **prohibited**.
- h) Nothing may be stored outside any vehicle, boat, or trailer. All tarps must be securely fastened.
- i) Storage of hazardous or flammable materials is prohibited throughout the storage facility.
- j) You are responsible for catching any grease, oil, fuel, antifreeze, or other fluids that may leak from your vehicle and for cleanup and proper disposal of any such spills.

3) PUBLIC STORAGE LOT USE REGULATIONS:

- a) Your unit may only be used for storage of personal property. Habitation of our storage spaces is prohibited. Use of our storage spaces for commercial activities is prohibited without our prior written approval.
- b) Attachments of any kind to the unit structure are prohibited without our prior written approval. If you bring in shelves, they must be free-standing unless prior written approval allows attachment to the structure.
- c) Nothing may be stored outside the storage spaces, either in hallways or outside the buildings.
- d) Unattended unauthorized vehicles within the Public Storage compound may be towed at vehicle owner's expense.
- e) Storage of petroleum products, hazardous, flammable materials, or perishable items is prohibited throughout the storage compound.
- f) All hallway and individual unit doors are to be kept locked. You must provide your own sturdy padlock to secure your unit.
- g) We do not provide refuse or trash disposal. You must take any refuse from your unit to an appropriate facility off Columbia Crossings' property for proper disposal.
- h) Electricity is for lighting only. Any additional use of electricity must be approved by the Harbormaster. Heaters, Air Conditioners are prohibited, incidentals like tools are ok.

4) PETS:

- a) Pet owners are fully responsible for the behavior of their pets and any damage caused by them.
- b) Pet owners shall not allow their pets to become a nuisance to others and shall clean up after their pets in all areas. Renters must obey the Leash & Scoop Laws. Excrement left on the property will result in a fine. Continued violation of this rule may result in prohibiting pets from being on the property.
- c) Pets on Hayden Island are under the jurisdiction of Multnomah County Animal Control who are responsible for enforcing the animal statutes for the county; pets must be registered with MCAC.
- d) Pets must be on a leash or carrier at all times while on the property. Animals found unattended on the walks will be turned over to Multnomah County Animal Control.
- e) Animals are absolutely prohibited in the restrooms and showers.

5) ENFORCEMENT

- a) Each renter must comply with the terms and conditions of their rental agreement and these Rules and Regulations. Violations may be reported by other renters or employees of Columbia Crossings. At the discretion of Columbia Crossings renter may be given an opportunity to cure the violation prior to the levying of fines and deactivation of access cards.
- b) This schedule below shall be used to determine the number of fines for violations, and may be levied per occurrence, daily, weekly, or monthly.

Unlicensed, Non-operable or derelict vehicles, boats, or trailers	\$10 per day
Unauthorized items within Storage compound or in unassigned parking spaces	\$10 per day
Materials left outside a vehicles, boats, or trailer	\$10 per day
Disposal of materials left in space	\$100 plus all disposal costs including labor
Removal of damaged or securing unsecured tarps and covers	\$50 per occurrence
Unlawful dumping of trash within Vehicle Storage compound	\$100 plus all disposal costs including labor.
Unlawful storage of petroleum, hazardous or flammable materials.	\$200 plus damages and disposal costs including labor, per occurrence
Pets off leash	\$25 per occurrence
Smoking in prohibited areas	\$10 per occurrence

Storage Facility Gate Access

1940 N Jantzen Ave, Portland, OR 97217
51 NE Tomahawk Island Drive, Portland, OR 97217

6:00 a.m. to 10:00 p.m., every day
6:00 a.m. to 10:00 p.m., every day

About access cards:

Access cards issued to you are yours to keep. They are programmed to your name and specific access needs. Should you terminate your rental with us, we deactivate your cards. Next time you rent with us, we reactivate them.

The price per card is \$15.00 or \$25.00 for an FOB. We can only sell access cards to the Lessee. If it is not possible for the Lessee to come to our office in person, his/her representative must present a written request signed by the Lessee. Please phone (503) 283-2444 if you have questions.

About the system:

Access to our storage facilities is controlled by an electronic security system. It can provide good access control, but only if everyone uses it conscientiously. Please don't rely on the kindness of your neighbors for access - ***always use your access card to open a closed gate.***

Don't let anyone you don't know follow you through a gate. Should it happen, do not challenge the person. Security can be reached 24 hours per day at (503) 720-2621.

If card is lost or stolen: Notify the Leasing Office Immediately at (503) 283-2444 so our staff can deactivate the lost card.

How to use the system:

1940 N Jantzen Ave, Portland, OR 97217 (Household Storage)

OUTER GATE (*Gate to Jantzen Bay Moorage behind Home Depot*):

The entry and exit gates have card readers labeled "Public Storage Customer Access". The card reader is a small (3" x 5") grey box with 3 lights (Green, Yellow, Red). The yellow light glows when the system is ready. To open a gate, hold your access card up to the reader. The light will change from yellow to green and the gate will open.

*If the light goes red, try your card again. If that fails, call Leasing at (503) 283-2444 or Security at (503) 720-2621.

INNER GATE: **FOR ENTRY:** Use the card reader (see direction for OUTER GATE above)
FOR EXIT: Pull up to Stop sign and wait for the gate to open

51 NE Tomahawk Island Drive Portland, OR 97217 (Vehicle Storage)

There is a card reader for both entrance and exiting located on the left side of the drive. The card reader is a small (3" x 5") grey box with 3 lights (Green, Yellow, Red). The yellow light glows when the system is ready. To open a gate, hold your access card up to the reader. The light will change from yellow to green and the gate will open.

*If the light goes red, try your card again. If that fails, call Leasing at (503) 283-2444 or Security at (503) 720-2621.