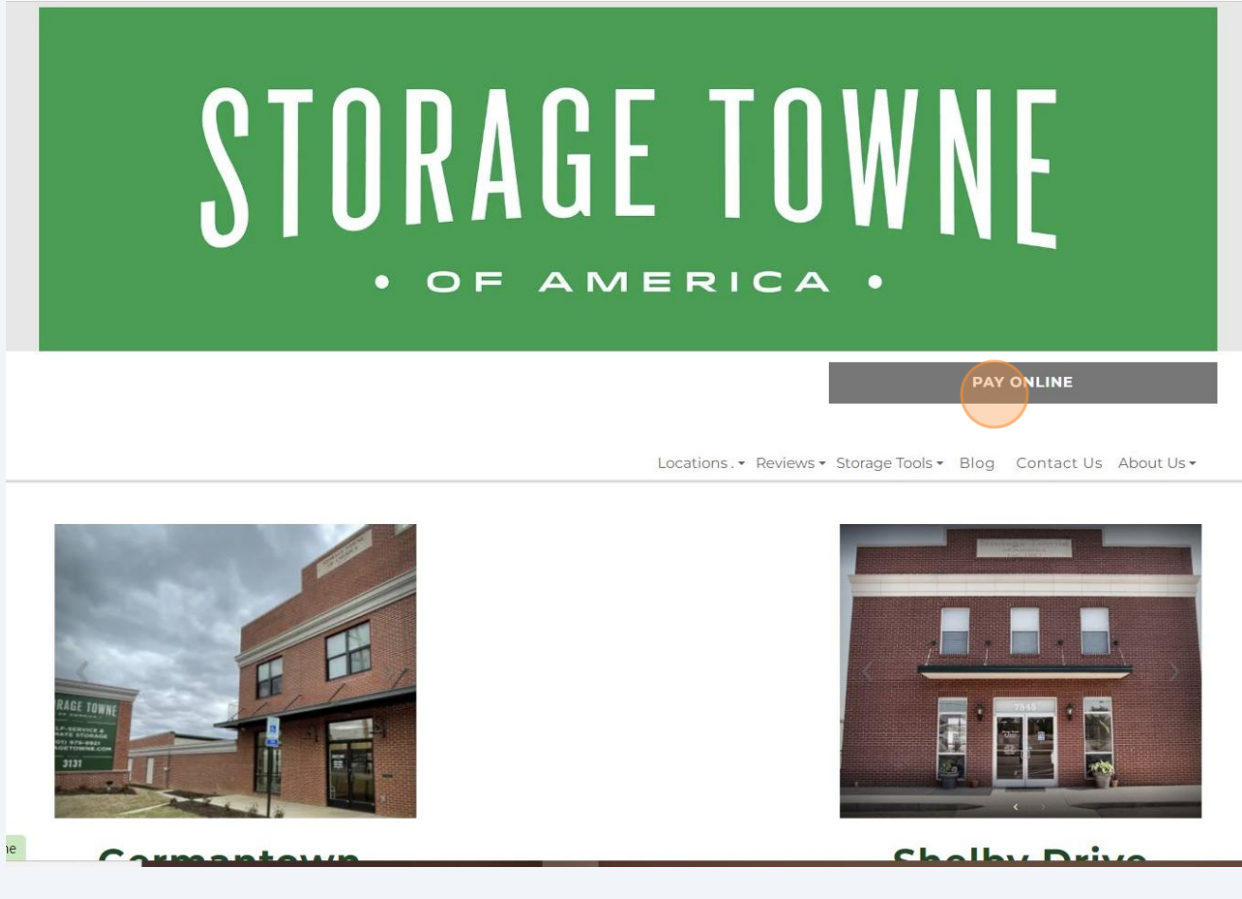


Online - Adding another Unit.

1 Click "PAY ONLINE"



2 Click "Pay" for the location which you are currently storing.

Tennessee ^				
FACILITY ↑	ADDRESS ↓↑	CITY ↓↑	ZIP	PHONE
Storage Towne of America - Germantown	3131 Hacks Cross Rd	Memphis	38125	(901) 979-9921
Storage Towne of America - Shelby	7845 E Shelby Dr	Memphis	38125	(901) 759-1230

3

Enter Username (this may or may not be your email) Click "Sign in"

STORAGE TOWNE
• OF AMERICA •

SIGN IN

Username or Email

Password [Forgot?](#)


Sign In

[Sign Up](#) [Cancel](#)

4

Click "Storage Towne of America Rental Center"

Germantown

Hi, Cleaning Fee Log Out

Account Information

NAME:	[Redacted]	UNIT:	103
ACCOUNT #:	[Redacted]	PAID THROUGH:	October 31, 2023
EMAIL:	[Redacted]@wne.com	NEXT CHARGE:	\$0.00
PHONE:	[Redacted]		
ADDRESS:	[Redacted]	BALANCE DUE:	\$0.00

[Pay Now](#)

[ACCOUNT SETTINGS](#) [VIEW RENTALS](#) [ADD ANOTHER UNIT](#)

Online Account Info

From the Dashboard you can do the following:

5

Select the available size you are needing and Click "Move In"

Storage Towne of America - Germantown 3131 Hacks Cross Rd Memphis 38125 (901) 979-9921 **CLOSE**

<p>\$65</p> <p>Non Climate Drive-Up Access Online</p> <p>Not Available</p>	<p>\$75</p> <p>Climate-Controlled Indoor Access Drain</p> <p>Not Available</p>	<p>\$75</p> <p>Company Unit Indoor Access Drain</p> <p>Not Available</p>
<p>10 x 5 x 10 Unit \$75</p> <p>Climate-Controlled Indoor Access Online See All</p> <p>Not Available</p>	<p>5 x 12.5 x 10 Unit \$75</p> <p>Non Climate Drive-Up Access Online</p> <p>Not Available</p>	<p>10 x 10 x 10 Unit \$140</p> <p>Climate-Controlled Indoor Access Online</p> <p>Move In</p>
<p>10 x 10 x 10 Unit \$100</p> <p>Non Climate</p>	<p>10 x 10 x 10 Unit \$100</p> <p>Company Unit</p>	<p>10 x 10 x 10 Unit \$100</p> <p>Non Climate</p>

6 Green Arrow - Verify the Size and Unit #

Orange Arrow - shows Monthly Rent

Blue Arrow - Add Protection Plan Coverage

Red Arrow - Amount Due Today

Click "Next"

Storage Towne of America - Germantown 3131 Hacks Cross Rd Memphis 38125 (901) 979-9921 **CLOSE**

3 CUSTOMIZE YOUR UNIT

Unit Details

Unit 121
10x10x10 Unit
\$140/mo
Storage Towne of America - Germantown
3131 Hacks Cross Rd
Memphis, TN 38125

Rental Information

First Month's Rent	\$140.00
First Month Prorated (10/19/23 - 10/31/23)	\$58.71
Administrative Fee	\$10.00

[+ Add Insurance](#)

[+ Add Promo Code](#)

Subtotal	\$68.71
Taxes	\$0.00
Balance	\$68.71

Cancel Back **Next**

7 Enter Address, Click "Next"

← BACK TO DASHBOARD

1 CUSTOMIZE YOUR UNIT ✓

2 ENTER YOUR CONTACT INFORMATION ▼

Enter Your Contact Information

Cleaning Fee MI Charges

Business Name (optional)

(901) 979-9921

Additional Phone # (optional)

Address Line 1

Address Line 2

City

United State State Postal

Check here if you are Military

Back Next

8 Update any Additional Information Need, Click "Next"

3 ADDITIONAL INFORMATION ▼

Additional Contact(s) ⌵

martin, shirley

➕ Add Additional Contact

If you would like to make changes to your contact information, you may do so from the [account settings](#) page.

Lienholders

➕ Add Lienholder(s) *If a bank, lender or other party has a mortgage, lien or interest in any of your stored contents, please add them here.*

If you would like to make changes to your contact information, you may do so from the [account settings](#) page.

Stored Vehicles ⌵

Are you storing a vehicle?*

Yes No

Back Next

9

Select Payment Method then Click "Review Lease"

3 ADDITIONAL INFORMATION ✓

4 PAYMENT INFORMATION ∨

Select Payment Method

VISA ***** EXP

+ Add Payment Method

Rental Information

First Month's Rent	\$140.00
First Month Prorated (10/19/23 - 10/31/23)	\$58.71

Administrative Fee	\$10.00
--------------------	---------

Subtotal	\$68.71
Taxes	\$0.00
Balance	\$68.71

Recurring Monthly Payment \$140.00

Back

Review Lease

5 FINISH MOVE IN >

10 Click "Get started"

⋮
Get started

Storage Towne of America – Germantown Rental Agreement for **Unit 121**
 3131 Hacks Cross Rd, Memphis, TN 38125 901-979-9921 www.StorageTowne.com
 A Self Service Storage Facility

This Rental Agreement/Lease (Lease) is executed on **10/19/2023** (the Execution Date), by and between these parties:

Facility Details Owner and/or Owner Employee hereinafter called "Owner"		Occupant identified below, (hereinafter called "Occupant"),
Storage Towne of America	Name	Cleaning Fee Charges
Storage Towne of America- Germantown	d.b.a.	
3131 Hacks Cross Rd Memphis, TN 38125	Address	3131 Hacks Cross, Memphis, TN 38125
901-979-9921	Primary Phone	(901) 979-9921
germantown@storagetowne.com	Email	[Redacted]
www.storagetowne.com	Tenants ID	[Redacted]

Click to initial * By INITIALING HERE, Occupant acknowledges the above information is correct. Occupant agrees that all notice's, including but not limited to; invoices, late notices, fee's added, changes, lien notice, auction notice, etc. may be given via electronic email notification first, with a letter notification for lien, auction and changes sent only if email fails. Occupant is responsible for providing Owner notice, in writing, online, or by email, of any change to Occupant's contact information above, including change of address, telephone number, or email address.

Contract Details							
Rental Date	Unit Number	Unit Size	Due Date	Monthly Rent	Protection Plan	Gate Access Hours	Gate Access Code
10/19/2023	121	10x10x10	1st of the Month	\$140.00	\$0.00	5:00am – 10:00pm	[Redacted] #

11 Click "Click to initial"

Owner and/or Owner Employee hereinafter called "Owner"		Occupant mentioned below, hereinafter called "Occupant,"
Storage Towne of America	Name	Cleaning Fee Charges
Storage Towne of America- Germantown	d.b.a.	
3131 Hacks Cross Rd Memphis, TN 38125	Address	3131 Hacks Cross, Memphis, TN 38125
901-979-9921	Primary Phone	(901) 979-9921
germantown@storagetowne.com	Email	
www.storagetowne.com	Tenants ID	

Click to initial * By INITIALING HERE, Occupant acknowledges the above information is correct. Occupant agrees that all notice's, including but not limited to; invoices, late notices, fee's added, changes, lien notice, auction notice, etc. may be given via electronic email notification first, with a letter notification for lien, auction and changes sent only if email fails. Occupant is responsible for providing Owner notice, in writing, online, or by email, of any change to Occupant's contact information above, including change of address, telephone number, or email address.

Contract Details							
Rental Date	Unit Number	Unit Size	Due Date	Monthly Rent	Protection Plan	Gate Access Hours	Gate Access Code
10/19/2023	121	10x10x10	1st of the Month	\$140.00	\$0.00	5:00am - 10:00pm	

Gate Access Hours: TENANT &/or GUEST MUST LEAVE THE FACILITY BEFORE 10PM DAILY NO EXCEPTIONS.
after 10pm the gates will not allow entrance or exit

12 Sign Initials then Click "Insert"

you can click Insert Everywhere, but please remember for every spot that is Initialed you are agreeing to the terms and rules in this lease agreement.

Storage Towne of America – Germantown Rental Agreement for Unit 121

REQ* FIELDS LEFT 8

Next?

Add your initials

Draw Type

× G H

Clear Undo Redo

I understand this is a legal representation of my initials.

Insert Insert everywhere

Rental Date	Number	Unit Size	Due Date	Rent	Protection Plan	Access Hours	Gate Access Code
10/19/2023	121	10x10x10	1st of the Month	\$140.00	\$0.00	5:00am – 10:00pm	

Gate Access Hours: TENANT &/or GUEST MUST LEAVE THE FACILITY BEFORE 10PM DAILY NO EXCEPTIONS, after 10pm the gate will not allow entrance inside.

Back Finish

13

Verify your Contract Details, Click Initial, repeat for each section till you reach the end of the lease.

STORAGE TOWNE

REQ* FIELDS LEFT 6 Next>

901-979-9921	Primary Phone	(901) 979-9921
germantown@storagetowne.com	Email	
www.storagetowne.com	Tenants ID	1 TN

GH * **By INITIALING HERE**, Occupant acknowledges the above information is correct. Occupant agrees that all notice's, including but not limited to; invoices, late notices, fee's added, changes, lien notice, auction notice, etc. may be given via electronic email notification first, with a letter notification for lien, auction and changes sent only if email fails. Occupant is responsible for providing Owner notice, in writing, online, or by email, of any change to Occupant's contact information above, including change of address, telephone number, or email address.

Contract Details							
Rental Date	Unit Number	Unit Size	Due Date	Monthly Rent	Protection Plan	Gate Access Hours	Gate Access Code
10/19/2023	121	10x10x10	1st of the Month	\$140.00	\$0.00	5:00am - 10:00pm	#
Gate Access Hours: TENANT &or GUEST MUST LEAVE THE FACILITY BEFORE 10PM DAILY NO EXCEPTIONS. after 10pm the gates will not allow entrance or exit.							
Fee & Auction Details							
Administration Fee	First Late Fee	Lien Fee	Lock Cutting	Auction Ad	Clean-Up Fee	NSF Fee	Invoice Fee
\$10.00	5 Days Past Due \$10	45 Days Past Due \$75	50 Days Past	52 Days Past Due \$25 fee to cancel auction	Staff Cleaning \$50-\$150, Outside Vendor - TBD	\$35	\$2.00

Edit Clear

GH * **By INITIALING HERE**, Occupant acknowledges that Occupant has read and understands the above contract detail and fee details. Occupant understands rent is non-refundable even if occupant never moves into unit. Occupant understands that if they have not vacated and removed all items from the facility by 10pm on the last day of the month, they owe the full month rent on the 1st no matter how many days into the month when they vacate, rent is prorated at move in, not move out, and rent is Non-refundable.

ALL PROPERTY STORED UNDER A RENTAL AGREEMENT MAY BE SOLD OR OTHERWISE DISPOSED OF IF NO PAYMENT HAS BEEN RECEIVED FOR A CONTINUOUS SIXTY-DAY PERIOD WHEN DUE

Back Finish

14

Click "Click to sign" and sign your name ONLY after reading and agreeing to the terms and rules in the lease. If you have any questions please do not rent before talking with a staff member.

Online rents are subject to approval, we reserve the right to refuse service, rental, and/or access to the facility.

- items or if renting a parking spot and vehicle going to be removed for a period of time, please inform us so we will not consider the unit/spot vacated. If moved out for no lock securing empty unit you will be required to re-rent the unit.
- 5) MUST vacate by 10pm on the last day of the month, if items and/or lock are on unit on the 1st FULL MONTH RENT IS DUE. We DO NOT PRORATE on move out. It is your responsibility to remove your unwanted items. If items are left you are responsible for cleaning charge and/or monthly rent.
- 6) Please make sure you understand what to put and not put into the unit, see our website blog <https://www.storagetowne.com/blog/climate-vs-non-climate> for helpful tips.
- 7) A Copy of this Agreement along with facility map and rules have been digitally sent to the email you verified on the first page of this agreement.

IN WITNESS WHEREOF, the parties have executed this Lease as of the date first above written.

Occupant hereby acknowledges by signing this agreement that Occupant has Read, Understood and Accepts all the terms and conditions in this Multi-Page Agreement.

OCCUPANT:

Occupant Cleaning Fee Charges

Click to sign *

MANAGER: Storage Towne of America - Germantown

Oct 19, 2023 1:24 PM

Storage Towne of America, G.P. d/b/a Storage Towne of America - Germantown

Rent is Non-Refundable. All sales are final.

Tenant Portal: <https://www.storagetowne.com/payonline>

Email Office: germantown@storagetowne.com Call Office: 901-979-9921

Office Hours: Monday – Friday 8am-5pm Saturday 8am-2pm Closed Sundays and all major holidays.	Gate Access Hours 5am-10pm TENANT &/or GUEST MUST LEAVE THE FACILITY BEFORE 10PM DAILY NO EXCEPTIONS, at 10pm the gates will not allow entrance or exit.
Hours subject to change without limited or no notice <small>3.29.23</small>	
Online Rentals are subject to approval. We reserve the right to refuse service, rental and/or access to the facility. .	

15

Click "Continue"

Click 'Continue'.

ut by end of month and lock removed. Failure to give vacating notice in time to remove autopay ng charged for the next month.

nit, if not storing yet please make sure a lock is placed on the unit before the end of the month to ck removed you will be moved out of system, if you are planning on keeping unit after removing for a period of time, please inform us so we will not consider the unit/spot vacated. If moved out for .

s and/or lock are on unit on the 1st FULL MONTH RENT IS DUE. We DO NOT PRORATE on move ns are left you are responsible for cleaning charge and/or monthly rent.

nto the unit, see our website blog <https://www.storagetowne.com/blog/climate-vs-non-climate> for

have been digitally sent to the email you verified on the first page of this agreement.

ease as of the date first above written.

that Occupant has Read, Understood and Accepts all the terms and conditions in this

Oct 19, 2023 1:24 PM

16 Click "I agree"

Almost done.

Almost done. By clicking 'I Agree' you are legally signing this document and agreeing to the eSignature [Terms of Service](#).

Edit

Storage Towne of America – Germantown Rental Agreement for **Unit 121**
 3131 Hacks Cross Rd, Memphis, TN 38125 901-979-9921 www.StorageTowne.com
 A Self Service Storage Facility

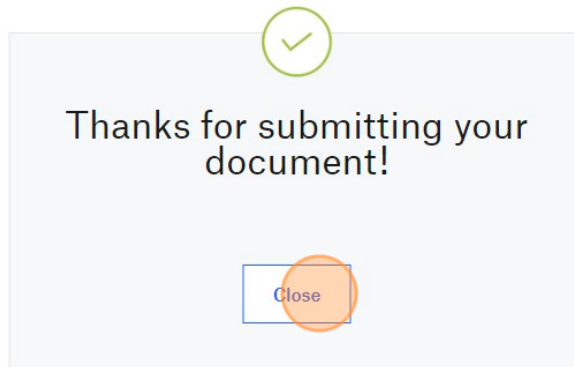
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Facility Details Owner and/or Owner Employee hereinafter called "Owner"		Occupant identified below, (hereinafter called "Occupant"),
Storage Towne of America	Name	Cleaning Fee Charges
Storage Towne of America- Germantown	d.b.a.	
3131 Hacks Cross Rd Memphis, TN 38125	Address	3131 Hacks Cross, Memphis, TN 38125
901-979-9921	Primary Phone	(901) 979-9921
germantown@storagetowne.com	Email	
www.storagetowne.com	Tenants ID	

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Contract Details

17 Click "Close"



18 See the balance due today then Click "Finish" to process the payment and finalize the online portion of the lease.

- 2 ENTER YOUR CONTACT INFORMATION ✓
- 3 ADDITIONAL INFORMATION ✓
- 4 PAYMENT INFORMATION ✓
- 5 FINISH MOVE IN ▼

Review your rental information

Account Information

Cleaning Fee Charges
3131 Hacks Cross
Memphis, TN 38125
(901) 979-9921
germantown@storagtowne.com

Billing Information

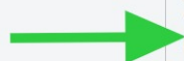
\$68.71

Rental Information

First Month's Rent	\$140.00
First Month Prorated (10/19/23 - 10/31/23)	\$58.71

Administrative Fee	\$10.00
--------------------	---------

Subtotal	\$68.71
Taxes	\$0.00
Balance	\$68.71



Recurring Monthly Payment \$140.00

