

**Ocean Storage - Virginia Beach - Northampton**  
**5737 Northampton Blvd**  
**Virginia Beach, VA 23455**  
**757-961-3489**

<b>Tenant</b>	Reidding Deurance	<b>Notice Date</b>	June 28, 2024
<b>Company</b>		<b>Unit Number</b>	2066
<b>Address</b>	2320 Starfish Road Unit 304		
<b>City, State, Zip</b>	Virginia Beach VA 23451		

**Lease Terms Change Notification**

Dear Valued Tenant,

Thank you for being a valued Ocean Storage - Virginia Beach - Northampton customer!

We are writing to inform you that, effective July 1<sup>st</sup>, 2024, there has been an update to the state self-service storage laws that will impact the terms of your rental agreement.

What does this mean for you?

Virginia's new legislation makes the following changes:

- The state definition of Rental Agreement has been expanded to include rental agreements that have been accepted electronically.
- A provision regarding unsigned rental agreements has been included in the lien law:
  - Your new rental agreement contains the following NOTICE regarding unsigned rental agreements:
    - IF THE OWNER DOES NOT SIGN AND DELIVER A WRITTEN RENTAL AGREEMENT SIGNED AND DELIVERED TO HIM BY THE OCCUPANT, ACCEPTANCE OF RENT BY THE OWNER GIVES THE RENTAL AGREEMENT THE SAME EFFECT AS IF IT HAD BEEN SIGNED AND DELIVERED BY THE OWNER; AND
    - IF THE OCCUPANT DOES NOT SIGN AND DELIVER A WRITTEN RENTAL AGREEMENT, ACCEPTANCE OF POSSESSION OR PAYMENT OF RENT GIVES THE RENTAL AGREEMENT THE SAME EFFECT AS IF IT HAD BEEN SIGNED AND DELIVERED BY THE OCCUPANT, IF THE OWNER ALSO SENDS THE RENTAL AGREEMENT ELECTRONICALLY OR TO OCCUPANT'S LAST KNOWN ADDRESS.
  - This provision means that any rental agreement provided to the tenant and not returned signed by the tenant will be considered effective if the tenant places personal property in the space or makes a payment of rent, and that the tenant is covered by the protective terms and conditions in the rental agreement if the owner/operator does not provide a countersigned rental agreement but accepts a payment of rent.
  - This provision includes the rental agreement sent to you attached to this notice.
- A provision regarding vehicles remaining on the property without the authorization of the owner/operator:
  - Your new rental agreement contains the following notice regarding unauthorized vehicles:
    - IN THE CASE OF ANY ABANDONED, IMMOBILIZED, UNATTENDED, OR TRESPASSING VEHICLES OR WATERCRAFT THAT ARE NOT AUTHORIZED TO BE AT THE SELF-SERVICE STORAGE FACILITY BY THE OWNER, THE OWNER MAY TOW THE PROPERTY IN ACCORDANCE WITH ANY CITY OR COUNTY PRIVATE PROPERTY TOWING ORDINANCE.
  - If either the tenant or owner/operator terminates the rental agreement and a vehicle is no longer authorized but remains on the property, the owner/operator may have the vehicle towed at the vehicle owner's expense as allowed by the city or county of jurisdiction.

The language has been updated in our rental agreement for all new rentals and will apply to all current tenants who continue to store at our facility 30 days after the effective date noted above.

Don't want to worry about remembering when to pay your bill? One easy way to avoid past-due penalties is to sign up for our automatic payment service. It's fast, secure, and reliable, allowing you to conveniently pay your rent without any issues. Sign up for our EZ Pay option and never miss a payment again. Avoid late fees and collection calls- ask us how to sign up today!

As always, you can make a safe, secure payment online here:

<https://www.oceanstorage.com/locations/virginia/virginia-beach/ocean-storage-virginia-beach-va-northampton-boulevard/>  
at any time.

We hope this information is helpful, and if you have any questions or concerns, please do not hesitate to reach out to us. We appreciate your continued tenancy and look forward to serving you.

Sincerely,

Susan Mangus