

STORAGE SPACE RENTAL AGREEMENT

Landlord: \_\_\_\_\_

Tenant: \_\_\_\_\_

Description of space leased: \_\_\_\_\_

IN CONSIDERATION of the mutual covenants and agreements herein contained, Landlord hereby leases to Tenant and Tenant hereby leases from Landlord the above described property under the following terms and conditions:

1. TERM. This lease shall commence on \_\_\_\_\_, 20\_\_\_\_, and continue until terminated as provided herein.

2. RENT. The rent shall be \$\_\_\_\_\_ per month payable on or before the \_\_\_\_ day of each month. In the event the rent is received more than \_\_\_\_\_ days late, a late fee of \$\_\_\_\_\_ shall be due. In the event a check bounces, a fee of \$\_\_\_\_\_ shall be due.

3. DEFAULT. In the event Tenant fails to pay the rent due under this Agreement, Landlord may deny access until paid in full and whenever the rent is more than 30 days in arrears, Landlord may remove any property in the storage space and relet it to a new Tenant.

4. LIEN. Landlord shall have a lien on any property placed in the storage space and shall have the right to sell the property at public or private sale or as provided by law.

5. USE. Tenant shall not keep in the storage space any explosive, inflammable, hazardous or illegal substances or any animals or pets. Tenant shall not assign or sublet the storage space. Tenant shall abide by the rules and regulations of Landlord which are attached hereto. Landlord shall have the right to enter the storage space for inspection or repairs. Tenant shall make no alterations to the storage space without the written consent of Landlord.

6. LIABILITY. This Agreement is made on the express condition that, while Landlord shall exercise reasonable care in the operation of the premises, Landlord shall not be liable for any loss or damage to Tenant.

7. CASUALTY. In the event the premises are damaged by fire or other casualty, and are rendered untenable, either party may cancel this Agreement.

8. SECURITY DEPOSIT. Tenant shall deposit with Landlord the sum of \$\_\_\_\_\_ to be returned upon the termination of this Agreement provided Tenant is not in default hereof.

9. TERMINATION. This agreement may be terminated by either party upon the giving of written notice at least 30 days prior to the end of any rental month.

IN WITNESS WHEREOF, the parties have executed this lease the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

LANDLORD:

TENANT:

\_\_\_\_\_

\_\_\_\_\_