H&R Self-Storage LLC

RENTAL AGREEMENT

Lessee:
Full Name _____ Date of Birth: _____
First Middle Last

Address: _____
City State Zip

Email Address: _____ Driver's License No. _____

Cell Phone: _____ Home Phone: _____

Employer's Name: _____ Employer's Phone: _____

Alternate Name, Address & Phone Number (in case of default) _____

1. TERMS OF RENTAL. This Agreement is month-to-month.
2. Rental. Monthly rental of $_____ per month. Security deposit of $_____. All payments are to be made on the first day of each month commencing with the first day of the month after the execution of this Agreement. A $20.00 late fee shall be charged for rent paid after the 10th of each month due. Late fees shall be assessed for every month rent remains delinquent. A $30.00 fee will be charged for checks returned for NSF.
3. SECURITY DEPOSIT. Storage unit must be clean and swept on the date the space is vacated. Failure to clean or sweep shall result in a charge of $20.00. Cleaning, late fees, as well as other damages will be taken from security deposit prior to refunding.
4. NOTICE OF TERMINATION. 30 days written notice of termination must be provided. Failure to provide notice as required shall result in additional months' rent being charged.
5. LIMITATION OF USE. (a) Lessee shall make no structural changes to the building; (b) any vehicle containing a battery and/or gasoline shall have the battery removed and the gasoline drained from the tank before storage; (c) There shall be no setting up housekeeping or keeping animals in the unit; (d) Nothing shall be stored outside of the rental unit; (3) No hazardous toxic materials, flammable liquids or any material which by its nature could be unduly dangerous; (f) No illegal substances.
6. ASSIGNMENT AND SUBLEASING. The Lessee shall not assign or sublet unit.
7. INSURANCE. The Lessee shall be responsible for insuring any and all property stored or brought upon the premises or into the storage unit. Owner shall not be liable for damage to property to Lessee resulting directly or indirectly from any act or negligence of Owner or of a tenant or occupant of the building or of any other person. Lessee assumes all responsibility for all and any loss or damage to the property stored in or upon said leased premises by Lessee, whether said property is owned by Lessee or by another. Owner makes no representations as to the premises being waterproof, moisture or condensation proof or break-in proof.
8. RIGHTS RESERVED. The Owner reserves the right to enter upon the premises at all reasonable times to inspect the premises to determine compliance by the Lessee with the terms of this Agreement or to make repairs, or to come on the said property for any other lawful purpose.
9. LIMITATION OF LIABILITY. The Owner shall not be liable or responsible for any personal injury to the Lessee, or his agents, employees, or invitees, or to any other occupant of any part of the storage building.
10. INDEMINIFICATION. The Lessee shall protect, indemnify and hold harmless the Owner against all liabilities, expenses and losses incurred by the Owner, as a result of any failure by the Lessee to abide by any rule established by the Owner.
11. LIEN OF OWNER. Owner has a lien on all personal property stored in a leased space for rent and other charges related to the personal property, including expenses necessary to the preservation, removal, storage, preparation for sale and sale of the personal property. The lien attaches as of the first day the personal property is stored in the leased space and is superior to any other on or security interest in the personal property abandoned after the termination of the Rental Agreement.
12. DEFAULT BY LEESEE. Should the Lessee fail to pay the rent or other charges when due, or should the Lessee fail to abide by any other provision herein contained, or should such default continue for ten (10) days after written notice by the Owner to the Lessee of such default, then the Owner shall have the option to terminate this Agreement by giving written notice of such termination by cerfified mail to the last known address of Lessee, such termination to be effective on the date that such notice is mailed or postmarked. Lessee shall have the right to provide notice to Owner of the name and address of the person who, in addition to Lessee, the Owner is required to notify in the event of a default. If Lessee defaults, Owner may deny Lessee access to the personal property until the Lessee redeems the personal property as set forth in Section 704.90(5) (a) Wis. Stats. After termination, Owner ay remove personal property and charge a reasonable rent for storage of personal property as provided in Section 704.90 (4r) Wis. Stats. In the event of default Lessee shall be liable for all attorney fees, court costs and other expenses incurred by Owner by reason of Lessee's default.
13. DENIAL OF ACCESS. When rent or other charges remain unpaid for ten (10) consecutive days Owner may deny Lessee access to the unit.
14. REMOVAL AND SALE OF PROPERTY. Owner shall have the right as set forth in Section 704.90 Wis. Stats. to remove and sell the items in the rental unit in the event of default.

LESSEE HAS READ THE ENTIRE DOCUMENT PRIOR TO SIGNING- AGREEMENT EXECUTED IN DUPLICATE

Dated this _____ day of _____, _____
Month Year

LESSEE:

By _____

OWNER:

By _____
Member

H&R Self-Storage LLC
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920.219.2945