

Lakeside Self Storage

RENTAL AGREEMENT

Storage Unit No: _____ Monthly Rental: \$ _____ Unit Size: _____ Security Deposit: \$ _____

TERM: Beginning: _____ with 1st partial month prorated, if applicable, and continuing on calendar month to month basis.

THIS AGREEMENT, entered into on the _____ day of _____, 20____, by and between Lakeside Self Storage, Lessor and _____, Lessee, who resides at _____
print full legal name

_____ and can be contacted at _____
full legal address, including house number, street, city, state, and zip code

_____ and _____
home phone cell phone email address

1. Lessor hereby leases to Lessee the storage unit above stated for the term of this Agreement above stated, for the sole purpose of storing the personal property of Lessee.
2. Lessee agrees to pay to Lessor the above monthly rental promptly on the first day of each calendar month. If the inception of the term of this Agreement shall not fall on the first day of a calendar month, the first month's rental payment shall be prorated.
3. Lessee acknowledges that this Agreement constitutes a lease of storage space and not a bailment, and that Lessor is not engaged in the business of storing goods for hire nor the operation of a warehouse, but that Lessor's duties and responsibilities under this Agreement are solely and exclusively those of a landlord renting a storage unit.
4. Lessor shall exercise no supervision or control over the property contained in the storage unit, provided that Lessor may, upon notice to Lessee, inspect the contents thereof to determine if Lessee is in compliance with the terms and conditions of this Agreement.
5. Lessee shall not use the storage unit for any unlawful purpose nor for the storage of explosives, highly flammable materials, or any property whose storage or use contravenes the law.
6. Lessee shall, at its own expense, keep the storage unit and adjacent premises in a clean, sightly and healthy condition, and in a state of good repair, and shall make no alterations or additions to the storage unit or adjacent premises nor install or maintain thereon any appliance or device without first having obtained the prior written consent of Lessor upon such terms and conditions as Lessor may require.
7. Lessee shall provide a lock to secure the personal property contained in the storage unit, and Lessor shall be under no duty or responsibility to secure or safeguard the personal property contained in the storage unit.
8. Lessor shall have the right to limit access to the premises containing the storage unit to such reasonable business hours as shall be determined by Lessor from time to time.
9. Lessor shall furnish electricity for such lighting as is contained on the storage buildings and adjacent premises on the effective date of this Agreement, and no other utilities shall be furnished by Lessor or used by Lessee without prior written consent of Lessor on such terms and conditions as Lessor may require.
10. Lessee has deposited with Lessor the above stated Security Deposit to secure the performance of each and every covenant and obligation of Lessee under this Agreement. Such Security Deposit shall not be applied to the final month's rent hereunder, but upon termination of this Agreement, full payment of all amounts due hereunder, and the full performance of all Lessee's obligations hereunder, the Security Deposit, or any portion thereof remaining unapplied, shall be returned to Lessee, provided that the Lessor may apply the Security Deposit as liquidated damages to any of the following: unpaid rent, repair of any damage to the storage unit or premises caused by the Lessee, or to cure any default of the Lessee under this Agreement without prejudice to any other of the Lessor's rights and remedies.
11. Lessee agrees that Lessor shall have no obligation to insure the contents of the storage unit and that Lessee places his personal property in the storage unit at his own risk or loss.
12. Lessee shall vacate the storage unit no later than 12 o'clock noon on the date that the term of this Agreement expires as stated above.