

STORAGE UNIT RENTAL AGREEMENT

LOCATED AT N16188 OLD 38 RD., BEECHER, WI 54156

This Agreement for the self-service storage unit identified below is entered into between the Owner and the Tenant on the following terms and conditions:

OWNER:

H & H Civil Construction, LLC
21110 Main St.
Collins, WI 54207
Phone: 920.772.4422
Email: storage@hhcivcon.com

TENANT

Name: _____
Address: _____

Phone: _____
Email: _____
Description of goods stored: _____

RENTAL INFORMATION - All units are 10ft x 20ft with no electricity.

Unit #: _____

Monthly Rent: \$65.00

Security Deposit: \$65.00

Due Date: FIRST DAY OF EACH MONTH

Late Fee: \$20 | Returned Check Fee: \$35

NOTICE OF LIEN: Pursuant to Wisconsin law, the Owner has a lien on Tenant's stored property for rent and other charges. Owner may sell Tenant's property in accordance with Wis. Stat. s 704.90, if Tenant fails to pay rent and other charges when due.

TERM: a) Month to Month beginning on _____.

b) For a term of _____ months, beginning on _____ and continuing until _____.

This Agreement will continue until either party has given the other not less than 30 days' notice of intent to end the Rental Agreement, the fixed term has expired, or until any month in which the TENANT fails to pay the amount due.

RENT: The monthly rent payment stated above is due on the 1st day of each month. Monthly rent payments must be mailed to H & H Civil Construction, 21110 Main St., Collins, WI 54207.

CHANGE OF ADDRESS: Tenant's must provide address changes to Owner in writing. Such change will become effective when received by Owner. It is Tenant's responsibility to verify that Owner has received and recorded the requested change of address.

ALTERNATE CONTACT:

(Tenant must provide an alternate contact person)

Name: _____
Address: _____
Phone: _____

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LATE CHARGES AND OTHER FEES: Tenant agrees to pay Owner the indicated late fee if rent is received FIVE (5) or more days after the due date. Tenant agrees to pay Owner the indicated returned check fee plus all bank charges for any dishonored check. These fees are considered additional rent and are to compensate Owner for labor and other costs of collection. In the event of default, Tenant agrees to pay all collections and lien costs incurred by Owner.

DENIAL OF ACCESS: When rent or other charges remain unpaid for five (5) consecutive days, Owner may deny Tenant access to the storage space.

LOCKS: Tenant shall provide a sufficient lock to secure the unit.

USE OF STORAGE SPACE: Tenant's use of the storage space is limited to storing personal property. Tenant shall not use the storage space for any residential purpose, manufacturing, assembly, or any other operational purposes. Extra gasoline, diesel, oil or any other hazardous materials may not be stored on the premises.

HAZARDOUS OR TOXIC MATERIALS PROHIBITED: Tenant is strictly prohibited from storing or using materials in the storage space or on the facility classified as hazardous or toxic under any local, state, or federal law or regulation, and from engaging in any activity which produces such materials. Tenant's obligation of indemnity as set forth below specifically includes any costs, expenses, fines, or penalties imposed against the Owner, arising out of the storage or use of any hazardous or toxic material by Tenant, Tenant's agents, employees, invitees, or guests. Owner may enter the storage space at any time to remove and dispose of prohibited items.

INSURANCE: Tenant, at Tenant's expense, shall maintain a policy of all risk property insurance for the replacement cost value or, if unavailable, actual cash value of the property stored in the Unit. Tenant shall purchase or extend a current liability policy to the leased premises with a minimum combined single limit of \$300,000 for bodily injury and property damage. These policies shall contain a waiver of subrogation against the Owner. This requirement is a material condition of the rental agreement and failure to maintain such insurance will be considered a material breach and shall result in termination of this Rental Agreement. TENANT MUST PROVIDE OWNER WITH PROOF OF COVERAGE PRIOR TO TENANCY.

RELEASE OF OWNER'S LIABILITY FOR PROPERTY DAMAGE: All personal property stored within or upon the storage space by Tenant shall be at Tenant's sole risk. Owner and Owner's agents and employees shall not be liable for any loss of or damage to any personal property in the storage space or at the self-storage facility arising from any cause whatsoever including but not limited to, burglary, mysterious disappearance, fire, water damage, rodents, Acts of God, the active or passive acts or omissions or negligence of the Owner, Owner's agents or employees.

RELEASE OF OWNER'S LIABILITY FOR BODILY INJURY: Owner, Owner's agents and employees shall not be liable to Tenant for injury or death as a result of Tenant's use of the storage space or the self-storage facility, even if such injury is caused by the active or passive acts or omissions or negligence of the Owner, Owner's agents or employees.

INDEMNITY: Tenant agrees to indemnify, hold harmless and defend Owner from all claims, demands, actions or causes of action (including attorneys' fees and all costs) that are hereinafter brought by others arising out of Tenant's use of the storage space and common areas, including claims for Owner's active negligence.

RULES AND REGULATIONS: Tenant agrees to follow all rules and regulations now in effect, or that may be put into effect from time to time.

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NO SUBLETTING: Tenant shall not assign or sublease any interest in the Lease.

NO WARRANTIES: No expressed or implied warranties are given by Owner, Owner's agents or employees as to the suitability of the storage space for Tenant's intended use. Owner disclaims and Tenant waives any implied warranties of suitability or fitness for a particular use.

NO ORAL AGREEMENTS: This Rental Agreement contains the entire agreement between Owner and Tenant, and no oral agreements shall be of any effect whatsoever. Tenant understands and agrees that this agreement may be modified only in writing, signed by both parties.

RELEASE OF TENANT: If Tenant vacates the premises before the last day of the rental term, Tenant will be responsible for all rent due through the last day of the term.

PROPERTY LEFT IN THE STORAGE SPACE: Owner may dispose of any property left in the storage space or at the storage facility by Tenant after Rental Agreement has been terminated. Tenant shall be responsible for paying all costs incurred by Owner in disposing of such property.

CONTROLLING LAW: Owner and Tenant understand that their rights and obligations under this agreement are subject to the laws of Wisconsin, including Wis. Stat. s 704.90, and any other applicable laws.

ENTIRE AGREEMENT: This agreement is the sole and entire agreement between the parties with regard to the rental and use of the Storage Unit. This agreement binds the parties and their successors and assigns.

Do not sign this agreement until you have read it and fully understand it. This agreement limits the Owner's liability for loss of or damage to your stored property. If you have any questions concerning its legal effect, consult your legal advisor.

Owner's Name (Please Print)

Tenant's Name (Please Print)

Owner's Signature

Date

Tenant's Signature

Date