LEASE OF SPACE AGREEMENT

This document is a binding contract between Heinen Storage (hereafter called "Lessor') and

| <form></form> | This Contrac | t is entered into thisday of |
|---|--------------|--|
| Lessor hereby cruts space to Lessee for the purpose of Lessee parking and storing his/her following personal provident of the following personal control of the data of the shall be for the following period: | In conside | eration of the mutual promises between the parties, as set forth herein, and in exchange and in consideration for Lessee |
| property: lisified below A. Commencement date: B. Ternination date: OCCOMENT: B. Ternination date: Discover This reart is payable in advance: B. The Lesses date bill indemnity and agrees that the Lessor is not providing any special protection for the Property: The Lesses date bill indemnity and hold harmless the Lessor from and against any and all verdicts, judgements, awards, tiltigation consx, cause of action, climas, daverse paines and or asserted by Lessee and/or any 3 th parties against Lessor as negative to PROVIDE: INSURANCE ON LESSEE'S PROPERTY: S. Lesses expressly agares that a bailment does not exist between Lesser and Lessor as to Lessere's Property. S. Lesses expressly agrees that a bailment does not exist between Lessor is notified to line, provements, and lessor as not Lessor is notified to line, provements, and lessor as not Lessor is notified to line, provements, and lessor as not Lessor is notified to line, provements, and lessor as not Lessor is notified to line, provements, and lessor or propary will not be released until Lessor Property will no | paying the | |
| The duration of this shall be for the following period: | I. | |
| A. Commercement date: | 2 | (hereafter called "Property"). |
| B. Termination duteOCTOBER 11.202 | 2. | A Commencement date: |
| Lessee shall bay Lessor rent of S for the initial term of this lease as set forth in Paragraph No. 2 above: This rent is payable in advance. The Lessee expressly understands and agrees that the Lessor is leasing to the Lessee's Property, regardless of cause, and, to that end. Lessee's all identify and shold harmless the Lessor from and against any and all verticits, judgements, awards, blugtion costs, causes of action, elains, adverse proceedings, or otherwise which are obtained, brought or assured taby Lessee and/or any, "a pairies agained Lessor as a result of the damage and destruction to Lessee's Property, regardless of cause, mador any, "a pairies agained Lessor as a result of the damage and or destruction, vandalism or thenford I Lessee's Property, FURTHERMORE, LESSEE AGREES TO PROVIDE INSURANCE ON LESSELTS PROPERTY AND SUCH DISTRUCTION, OR ANY OTHER EVENT WHICH COULD REDUCE THE VALUE OF LESSEES PROPERTY. Lessee expressly agrees that a builtent does not exis between Lessee and Lessor as to Lessee's Property, and addition to any other remedies that Lessor has interby given notice to Lessee that Lessors as isonable costs of collection, including, and while from Lessee to Lessor. Lessee expressly adderstands and agrees contractually that Lessor's Broperty will not be released until Lessee to any all reasonable costs of collection, including, reasonable attorney fees. Lessee expressly adderstands and agrees contractually that Lessor is human on a value structure. This Contract may not be amended or modified except by the written consent of both Lessor and Lessor at Lessee and the damage and the damage and the result area or any substance which is toxic or otherwise, the registry and shorts and by the Lesser's Property will not be treated as of the date that the total or partial dates with the store and the costs of storemoty the store or otherwise harmful or destructive to property or thuman life. Lessee earline t | | B. Termination date:OCTOBER 31, 2025 |
| above. This rent is payable in advance. 4. The Lessee expressly understands and agrees that the Lessor is leasing to the Lessee only a space and storage of and store the Lessee's Property and the Lessor is not providing any special protection for the Property. The Lessee shall be ooley responsible for any vandalism, theft, damage and/destruction to Lessee's Property negarilless of cause, and/or any 3st parties against Lessor as a result of the damage and or destruction, vandalism or theft of Lessee's Property. FURTHERMORE, LESSEE AGREES TO PROVIDE INSURANCE ON LESSEE'S PROPENTY AND SUCH NUCLEY OLD ARDING THE RISKS OF THEFT, VANDALISM, CASUALTY LOSS, DMAGG, DESTRUCTION, OR ANY OTHER EVENT WHICH COULD REDUCE THE VALUE OF LESSEE'S Property. 6. Lessee expressly acknowledges that Lessor has hereby given notice to Lessee that Lessor is of Lessee's Property will not be released and agrees of contractually that Lessee's Broperty will not be released and the Lessor is a function of the lessee and less oras as to Lessee as the Lessor as to Lessee. 7. In addition to any other remedies: that Lessor has hereby given notice to Lessee that Lessor has hereby given notice to Lessee that Lessor is entitled to a lien, prosessory or other wise, on Lessee is of collection, including, reasonable aution Lessee to Lessor. 7. In addition to any other remedies: a nonely due hereunder and Lessor institutes collection procedures against Lessee tasts to pay any sums due formers/see tasts. 8. Exec expressly understands and agrees formatically that Lessor be howed and clessor institutes collection procedures against Lessor is to a source that by Minneson law. 9. This Contract is governed by Minneson law. 9. This Contract is governed by Minneson law. 9. This Contract is proved by Comparity or the lessor and lessor is a single particely or partially destroyed, the Lessor, in its ole discretion, shall have ther right to assign this contract.<td>3.</td><td></td> | 3. | |
| store the Lesse's Property and the Lessor is not providing any special protection for the Property. The Lessee shall be solely responsible for any vandalism, then't, damage and/destruction to Lesse's Property. Regardless of cause, and/or any 3⁺ parties against lessor as a result of the damage and or destruction, vandalism on theft of Lessee's Property. FURTHERMORE, LESSEE AGREES TO PROVIDE INSURANCE ON LESSEE'S PROPERTY AND SUCH INSURANCE SHALL INCLUDE PROTECTION AGAINST THE RISKS OF THEFT, VANDALISM, CASUATIV LOSS, DAMAGE, DESTRUCTION, OR ANY OTHER EVENT WHICH COULD REDUCE THE VALUE OF LESSEE'S PROPERTY. Lessee expressly agrees that a builment does not exist between Lessee and Lessor is neitled to a lien, possessory or otherwise, on Lessee's Property in the event Lessee fails to pay any sums due from Lessee to Lessor. In addition to any other remedies that Lessor has here under and Lessor is neitled to a lien, possessory or otherwise, on Lessee's Property in the event Lessee fails to pay any sums due from Lessee to Lessor. In addition to any other remedies contractually that Lessee's Property will not be released until Lesser bases and expression grave and agrees contractually that Lessee's Property will not be released until Lessee pays Lessee and Lessor is neitled to a lien, possessory or otherwise, on Lessee's Frogerty in the event Lessee fails to pay any sums due from Lessee to Lessor at Lessee active searches against Lessee active searches against Lessee Accesse agrees to pay all resonable costs of collection, including, reasonable attorney fees. Lessee akanowledges that the Lessor's frequency contains to hazardous material or any substance which is toxic or otherwise hamful or distructive to property or human life. Lessee shall not have the right to assign this contract. In the event that all or part of the building sue dby the Lessor norent space to the Lessee and the time verife to thi | | |
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| At o that end, Lesses shall indemnify and hold harmless the Lessor from and against any and all vertices, judgements, avards, lingtion costs, esuess of action, claims, adverse proceedings, or otherwise which are obtained, brought or asserted by Lesse and/or any 3st parties against Lessor as a result of the damage and or destruction, vandalism or theft of Lessee's Property. FURTHERMORE, LESSEE AGREES TO PROVIDE INSURANCE ON LESSEE'S PROPERTY AND SUCH NSURANCE SHALL INCLUDE PROTECTION AGAINST THE RISKS OF THEFT, VANDALISM, CASLALTY LOSS, DAMAGE, DESTRUCTION, OR ANY OTHER EVENT WHICH COULD REDUCET THE VALUE OF LESSEE'S PROPERTY. Lessee expressly agrees that a bailment does not exits between Lessee and Lessor is entitled to a line, possessory or otherwise, on Lessee's Property in the event Lessee fails to pay any sums due from Lessee to Lessee the second and the possessory or otherwise, on Lessee's Property in the event Lessee's Property will not be released until Lessee pays Lessor als wing of money due herenders. This Contract may not be amended or modified except by the written consent of both Lessor and Lessee. Lessee agrees to pay all reasonable costs of collection, including, reasonable attorney fees. Lessee exherends upsermed by Minnessota law. The Lessee represents to Lessor that Lessor's Hoeperty contains no hazardous material or any substance which is toxic or otherwise harmful or destructive to property or human life. In the event that all or part of the buildings used by the Lessor to rent space to the Lessee after study all exemption of this less of not exact the premises on obtained inductate at having being terminated as of the date that the total or partial destruction of the building occurred. In the event that lessee does not exact the species of sideretion, without notice to the Lessee repression of the Lessee after the expiration of the lessese, and therease and the Lesse stare prevents in a side premise | | |
| Integration costs, causes of action, claims, adverse proceedings, or otherwise which are obtained, brought or asserted by Lessee and/or any "a parties against lessor as a result of the damage and or destruction, vandialms or theft of Lessee's Property. SURVANCE SHALL INCLUDE PROTECTION AGAINST THE RISKS OF THEFT, VANDALISK, CASUALTY LOSS, DAMAGE, DESTRUCTION, OR ANY OTHER EVENT WHICH COULD REDUCE THE VALUE OF LESSEE's PROPERTY. Lessee expressly achrowhedges that Lessor has hereby given notice to Lessee that Lessor is entitled to a lien, possesory or otherwise, on Lessee's Property in the event Lesse fails to pay any sums due from Lessee to Lessor. In addition to any other remedies that Lessor has under Minnesota law, including statutory and common law liens, Lessee expressly understands and agrees contractually that Lesse's Property will not be released that Lessor is ease achrowhedges that the Lessor of collection, including, reasonable attorney fees. Easee achrowhedges that the Lessor Storge LLC. This Contract ins poverned by Minnesota law. This Contract is governed by Minnesota law. The Lessee represents to Lessor that Lesses's Property contains no hazardous material or any substance which is toxic or otherwise harmflory of destructive to property or human life. Lessee shall not have the right to assign this contract. In the event that Lessee does not vacate the premises on to continuing this lesse for one year from any adverse proves on vacate the premises on contract as having being terminated as of the date that the total or partial destruction of the bailed or such the trenging on shall no excercing which has been designated to them, and not store items or use any other expertise. Lessee tarken veloces that Lesses are shall promptly vacate said premises, and if for any reason the Lessee does not vacate the premises as the end of the term, the Lessee agrees to pay | | |
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| Lessee Lessee agrees to pay all reasonable costs of collection, including, reasonable attorney fees. Lessee acknowledges that the Lessor is Heinen Storage LLC. This Contract may not be amended or modified except by the written consent of both Lessor and Lessee. The Lessee represents to Lessor that Lessee's Property contains no hazardous material or any substance which is toxic or otherwise harmful or destructive to property or human life. Lessee shall not have the right to assign this contract. In the event that all or part of the buildings used by the Lessor to rent space to the Lessee are totally or partially destroyed, the Lessor; in its sole discretion, shall have the right to declare this contract as having being terminated as of the date that the total or partial destruction of the building occurred. In the event the Lessee does not vacate the premises on or before the termination date set forth in Paragraph 2 of this lease, the Lessor soles not vacate the premises on or before the termination without notice to the Lessee. If however, the Lessor does not elect to so continue this lease and the Lessor discretion without notice to the Lessee. If however, the Lessor does not elect to so continue this lease and the Lessor for any reason the Lessee does not promptly vacate as and the Lessee shall promptly vacates and premises; and if for any reason the Lessee does not promptly vacate is dipremises; and if for any reason the Lessee does not promptly vacate is dipremise; and if the setsor is used and the time when the Lessee actually vacates premises, the rental equal to one and one-half times the rent provided to be paid during the term of the lease. The Lessee will use only that space which has been designated to them, and not store items or use any other portion of the actual boundaries listed below: See attached if applicable. Lesserit of exact location and boundaries listed below: See attache | | |
| 8. Lesse acknowledges that the Lessor is Heinen Storage LLC. 9. This Contract is governed by Minnesota law. 10. This Contract is governed by Minnesota law. 11. The Lesse represents to Lessor that Lesse's Property contains no hazardous material or any substance which is toxic or otherwise harmful or destructive to property or human life. 12. Lessee shall not have the right to assign this contract. 13. In the event that all or part of the buildings used by the Lessor to rent space to the Lessee are totally or partially destroyed, the Lesse does not vacate the premises on or before the termination date set forth in Paragraph 2 of this lease, the Lessee does not vacate the premises on or before the termination date set forth an Paragraph 2 of this lease, the Lessee does not vacate the premises on or before the Lessee discretion without notice to the Lessee it have expiration of this lease or such shorter period of time at the Lesser discretion without notice to the Lessee. If however, the Lessor does not elect to so continue this lease and the Lesser shall no except at the option of the term of this lease and the Lessee agrees to pay the Lessor for such time as elapses between the term of this lease and the time when the Lessee at all promises, the rental equal to one and one-half times the rent provided to be paid during the term of the lease. 15. The Lessee will use only that space which has been designated to them, and not store items or use any other portion of fexet location and boundaries listed below: See attached if applicable. LESSOR Lessee LLC GlazaZ-Pla6 ADDRESS AD | | |
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| 12. Lessee shall not have the right to assign this contract. 13. In the event that all or part of the buildings used by the Lessor to rent space to the Lessee are totally or partially destroyed, the Lessor; in its sole discretion, shall have the right to declare this contract as having being terminated as of the date that the total or partial destruction of the building occurred. 14. In the event the Lessee does not vacate the premises on or before the termination date set forth in Paragraph 2 of this lease, the Lesser agrees that the Lessor will have the option on continuing this lease for one year from and after the expiration of this lease or such shorter period of time at the Lessor's discretion without notice to the Lessee. If however, the Less desor of the set to so continue this lease and the Lesser emains in said premises after the expiration of the term of this lease, such remaining in possession shall no except at the option of the Lessor extend the term of this lease, such remaining in possession shall no except at the option of the Lessor extend the term of this lease and the Lessee asid premises; and if for any reason the Lessee does not excent at the premises at the end of the term, the Lessee agrees to pay the Lessor for such time as elapses between the term of this lease and the time when the Lessee actually vacates premises, the rental equal to one and one-half times the rent provided to be paid during the term of the lease. 15. The Lessee will use only that space which has been designated to them, and not store items or use any other portion of the property. 16. Description of exact location and boundaries listed below: See attached if applicable. LESSOR | | This Contract may not be amended or modified except by the written consent of both Lessor and Lessee. |
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____(hereafter called "Lessee").

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