

STORAGE SPACE RENTAL AGREEMENT

THIS AGREEMENT is entered into effective the ____ day of _____, 20__, by JMS Property Management, LLC, an Iowa limited liability company whose address for the purpose of this Lease is 2500 South 8th Street, Clear Lake, Iowa 50428 (the "Owner") and the following named "Tenant" whose name, address and contact information is as follows:

Tenant:
Address:
Telephone Number:
Email address:

The Owner and the Tenant agree as follows:

1. The Owner hereby leases to the Tenant and the Tenant hereby leases from the Owner the following described "Storage Space": _____.

2. The period of the occupancy created by this Agreement shall begin on _____ and shall continue from month to month thereafter. Either Owner or Tenant may terminate the occupancy created under this Agreement by delivering notice to the other party of its intent to do so at least fifteen (15) prior to the last day of the month in which the period of occupancy shall terminate. Any property left in the Storage Space after the last day of the month in which the period of occupancy terminates shall be deemed abandoned by the Tenant. After said date, the Owner may retake possession of the Storage Space and dispose of the contents therein without notice or liability to the Tenant unless otherwise required by Iowa law.

3. The Tenant shall pay to the Owner on the first day of the period of occupancy, and on the first day of every month thereafter until the period of occupancy is terminated, without notice or demand, monthly rent in the amount of \$ _____. All rent payments shall be made to the Owner at the address set forth above, or if at such other address and may be hereinafter designated by the Owner in writing to the Tenant.

4. The Owner shall have no liability for damage to or loss of the property in the Storage Space caused by heat, cold, theft, vandalism, fire, water, wind, dust, rain, explosion, rodents, insects or any other cause whatsoever. The Tenant shall be solely responsible for obtaining and maintaining insurance to insure the Tenant's policy stored within the storage space.

5. The Storage Space shall not be used for any unlawful purpose and shall be kept in good condition by the Tenant. The Tenant shall not use the storage space to store any flammable, combustible, explosive, corrosive, chemical, noxious or other inherently dangerous materials. The storage space shall not be used for residential purposes and shall not be used for purposes of manufacturing, fabrication or maintenance.

6. The Owner and its successors and assigns shall have a possessory lien upon all personal property located in the Storage Space as provided by Iowa Code Section 578A.3 and shall have the right to enforce the lien pursuant to the terms of Iowa Code Section 578A.4.

7. The Tenant shall obey all rules adopted and provided by the Owner including those relating to access to the facility where the Storage Space is located.

THE BALANCE OF THIS PAGE HAS INTENTIONALLY BEEN LEFT BLANK. THE FOLLOWING PAGE (PAGE 2) IS THE SIGNATURE PAGE OF THE PARTIES.

SIGNATURE PAGE TO STORAGE SPACE RENTAL AGREEMENT

Date: _____

Tenant

JMS PROPERTY MANAGEMENT, LLC

Date: _____

By _____
Manager