

Crockery Store-N-Lock
 11116 Fitzgerald, Suite A
 Nunica, Michigan
 (616) 837-8772
 office@crockerystorenlock.com

We do not bill monthly.

Payments are due on the first of the month.
 Office Hours: M-Th 9am-5pm; F 9am-4pm
 www.crockerystorenlock.com

Mini Warehouse Rental Agreement

The LANDLORD, Crockery Store-N-Lock, hereby rents to the undersigned TENANT Unit # _____ Mini Warehouse, 11352 Cleveland, Nunica, Michigan, 49448 and both agree to comply with all covenants herein.

TENANT agrees to pay LANDLORD a rental of \$ _____ per month in advance and continue on the first calendar date of each month following the date of this agreement.

This rental agreement begins on _____ and continues from month to month until terminated as provided herein. In addition to said monthly rent, TENANT shall pay the sum of \$1.00 per day late charge penalty until balance is paid in full. If the monthly rental plus the service charge are not received within 10 days of the due date. The door of said unit will be locked by LANDLORD until payment is made in full.

Either party here to may terminate this agreement by giving the other written notice thereof at least ten days prior to the end of the month the agreement is to be terminated. Agreement shall be considered terminated if space is found empty and unlocked for a period of three days or more.

TENANT shall not use their rented space for anything other than the storage of their goods. Sales of any kind, either of the TENANT'S property or someone else's are strictly prohibited.

TENANT is solely responsible for loss or damage to their goods due to joint tenancy of rented space. TENANT is responsible for vacating unit of all items and refuse. TENANT accepts a charge of one month's rent and up to five hundred dollars if any of TENANT's items are left requiring the LANDLORD to dispose of. TENANT accepts that as long as the TENANT lock remains on the door of the unit(s), the TENANT is responsible for the rent due on said unit(s).

TENANT shall not place or keep flammable liquids or explosives in said space and agrees to abide by any rules promulgated by LANDLORD governing the use of the premises, shall take good care of the same and suffer no waste or damage there to and deliver up the premises in good condition upon termination hereof.

TENANT accepts the premises as suitable for the purpose for which they are rented and waives all defects, if any therein, and agrees that LANDLORD shall not be responsible to TENANT, his patrons or employees for damage to person or property caused by fire, theft, vandalism, leakage of water, the premises being or becoming out of repair or for any other cause whatever, and TENANT agrees to hold LANDLORD harmless from the payment of any such damage. LANDLORD does not carry insurance of any kind on the contents of said premises or any of the property of TENANT stored therein, but TENANT shall provide said insurance as they desire at their own cost and **expense**.

LANDLORD is hereby given a lien upon all property of any description placed in or upon the demised premises by TENANT to secure it in the payment of rents hereunder and in the event of default by TENANT in the payment of rent. Hereunder, LANDLORD may, without notice to TENANT, take immediate possession of the premises and all of TENANT'S property therein, and if at any time the balance exceeds the total of three times the monthly rental charge TENANT will relinquish all claim to whatever and however he sees fit, after required notice to TENANT is given.

NOTICE: If you fail to make your required payments, you will have to vacate the unit or your property may later be sold at a public sale. Before the sale, you will be notified by first-class mail **or** by electronic mail of the amount due. The notice will be mailed to your last known address or electronic mail address. In order to preserve your right to be notified, it is important that you notify us in writing of any change in your mailing or email address. Also, you should supply us with the name and address of another person who can reach you if you are not at your mailing or email address, and we will notify that person at the same time and in the same manner as we notify you.

WE RENT SPACE--WE DO NOT STORE YOUR PROPERTY.

Name:	Phone:
Address:	Email:
	Items to be stored:
Driver's License#:	Signature:
	Date:

Required to rent unit: Current Driver's License; Credit/Debit Card; Payment for Month; Completed Rental Agreement.

For office use only	Amount Received	Payment For:
By: <i>RM</i>	Next payment Date	Unit Assignment: