

BAHR STORAGE LEASE AGREEMENT

UNIT NUMBER:	UNIT LOCATION: (select one)	<input type="checkbox"/> Burlington, KS City of Burlington, Coffey County, Kansas	<input type="checkbox"/> Lebo, KS City of Lebo, Coffey County, Kansas	<input type="checkbox"/>	New Strawn, KS City of New Strawn, Coffey County, Kansas
LESSEE: Name: Address: City ST ZIP: Phone: Place of Employment:			LESSOR: Chris S. Bahr BAHR STORAGE 2020 South 4th Street Burlington KS 66839 (620) 364-5641		
MONTHLY PAYMENT (RENT): \$		DEPOSIT: \$			
ADDITIONAL CHARGES:					
Each company lock-up: \$2.00		\$ for month of			
Returned check charge: \$30.00		\$ credited to month of			
Past Due charge: \$10.00		\$ due as of			

This LEASE AGREEMENT made this _____ day of _____, _____, by and between the LESSOR, BAHR STORAGE and the LESSEE: _____.

That the said LESSOR does, by these presents, lease, let and demise unto the said LESSEE, upon the terms and conditions hereinafter stated, that certain building space identified as UNIT NUMBER _____ at the UNIT LOCATION above identified in Coffey County, Kansas.

1. MONTHLY PAYMENT (RENT)

LESSEE shall pay the MONTHLY PAYMENT per month for the rental of the premises from month-to-month, commencing on the _____ day of _____, _____, payable monthly in advance. If the beginning date of tenancy is not the first day of the month, \$_____ is to be applied to the rent for the remainder of the first month and the balance of \$_____ credited on the rent for the next calendar month, so that the monthly rent shall be due and payable on the first of each month. Payments not received in LESSOR'S office at the above address on or before the 5th day of each month after the execution of this LEASE AGREEMENT are delinquent and subject to the following provisions:

- a. Non-payment creates a lien upon all personal property stored in the unit;
- b. Property stored in the unit may be sold to satisfy the lien if the occupant is in default;
- c. Proceeds from the sale of the property remaining after satisfaction of the lien will be paid to the state treasurer if unclaimed by the occupant within one year after the sale of the property.

2. DEPOSIT

A DEPOSIT of \$10.00 shall be paid by the LESSEE at the time of the execution of this LEASE AGREEMENT, which deposit will be refunded by the LESSOR after the expiration of this LEASE AGREEMENT if all other terms of this LEASE AGREEMENT have been met by LESSEES, less, however the following amounts:

- a. The cost of 1. Cleaning the leased premises and removing and hauling trash therefrom; 2. Repairing any damage to the leased premises caused by LESSEE, LESSEE'S agents, servants, employees, invites or representatives; 3. Locking, removing, storing, disposing of any property left on the premises by LESSEE;
- b. Any unpaid RENT or ADDITIONAL CHARGES.

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3. TERMINATION

- a. If either party wishes to terminate this LEASE AGREEMENT after the primary term hereof, the party must do so by giving the other party notice of intent to terminate at least ten (10) business days prior to the end of any term of this LEASE AGREEMENT.
- b. If LESSEE removes LESSEE'S lock and abandons the premises without giving the required ten (10) business day's notice, LESSEE agrees to be liable to LESSOR for any amount equal to the daily rental from and including the day LESSEE abandons the premises to the day the same is re-let by LESSOR; provided, however LESSEE shall not be liable to bear in excess of ten (10) business days for the regular daily rental after LESSEE abandons.

4. LIABILITY, INSURANCE, AND THE CARE OF PERSONAL PROPERTY

LESSEE acknowledges that LESSEE is leasing a self-service storage unit from LESSOR to be locked by LESSEE and that this LEASE AGREEMENT in no way creates any kind of bailor-bailee relationship between LESSEE and LESSOR. LESSOR shall not, in any way, be responsible for looking after demised premises or caring for LESSEE'S personal property stored therein. LESSOR may carry insurance on the building; LESSEE is responsible for securing and paying for any insurance coverage on LESSEE'S property that LESSEE desires. LESSEE agrees to accept the responsibility of placing wood strips under cardboard boxes, furniture, and other items that could be damaged by dampness; and also, to place Decon tablets (or similar) for protection against rodents.

5. USE OF PREMISES

LESSEE shall not use the demised premises for any purposes except the storage of merchandise or other personal property belonging to the LESSEE without the specific written approval of LESSOR. LESSEE shall not assign this LEASE AGREEMENT or underlet the demised premises or any part thereon. LESSEE shall use the demised premises for inside storage of such merchandise or other personal property only, and shall not store any personal property outside of the said building, or occupy or permit or suffer the same to be occupied for the storage of any merchandise or other personal property deemed to be extra-hazardous on account of fire. The term "extra-hazardous" shall be deemed to include but not limited to merchandise or personal property which is inflammable, combustible, explosive, dangerous, perilous or harmful, or any other type of merchandise or personal property that would be dangerous or harmful to the demised premises and any surrounding property.

6. CARE OF PREMISES

LESSEE shall take good care of the demised premises and its fixtures and shall suffer no waste and shall not permit nor suffer the demised premises to be used, nor shall LESSEE use the same in any manner which would constitute a public or private nuisance.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals in duplicate, the day and year first above written.

LESSEE'S SIGNATURE	LESSOR'S SIGNATURE