

JJS MODERN PROPERTIES, L.L.C.

4980 Hwy 6

Maywood, MO.

63454

573-478-3300

Storage Unit Lease Agreement

jjsmodernproperties.com

jjsmodernproperties@gmail.com

I hereby certify that I have read and understand the terms of this lease agreement.

Lessee Name (Please Print)_____

LESSEE:

Signature_____ Employer_____

Mailing Address_____ Employer's Address_____

Phone Number_____ Employer's Phone Number_____

Date Lease Signed_____ Unit #_____

Driver's License Number_____

Emergency Contact_____

Emergency Contact Address and Phone Number_____

Monthly Rental Charge_____ Deposit___\$30.00_____

Payment due the 1st of every month.

Please keep us updated on any changes!

LESSOR: JJS Modern Properties, L.L.C.

LESSEE RESPONSIBILITIES:

1. NO PETS OR ANIMALS are permitted on the premises.
2. DO NOT make changes or alterations to the premises without the Lessor's written consent.
3. SHALL NOT STORE FOOD OR ABANDON ANY RUBBISH or anything deemed to be unsightly at the sole and absolute discretion of the Lessor.
4. Shall not store items **outside** of the unit, including car parts, trailers, cars, or any trash.
5. SHALL NOT STORE OR DISPOSE OF DANGEROUS GOODS OR CHEMICALS that could potentially harm people, animals or trees and plants or the soil.
6. The unit shall be kept in good condition or better than when the renter first took possession.
7. Must provide Lock.
8. The premises cannot be used for business purposes which includes no mechanical work or oil changes.
9. Shall not disturb neighbors with noise, or heavy traffic to and from unit.
10. This lease shall be from month to month.
11. These storage units were built to be mouse resistant, not mouse proof. Any rodent can enter when door is open.
12. Lessee is to provide their own insurance to cover contents and liability. Lessor shall not be liable for any loss or damaged items. Insurance can be provided if asked.
13. Payment is due the 1st of every month without being notified.

TERMINATION OF LEASE:

If rent has not been paid to the Lessor 15 days after the anniversary date, a sum of \$15.00 will be added as a late charge. If no payment the following month, Lessor shall have the right to enter and take possession of the unit and contents without any notice.

If needed, the Lessee shall pay all reasonable costs, attorney's fee and expense.

There will be a \$20.00 service charge for NSF checks.