

STORAGE SPACE RENTAL AGREEMENT

Primary Tenant: _____
Email: _____
Address: _____
Phone: _____
Desired 6-digit Code: _____

Secondary Tenant: _____
Email: _____
Address: _____
Phone: _____
Desired 6-digit Code: _____

THIS RENTAL AGREEMENT, made and entered into by People's Storage hereinafter referred to as "Landlord" and the above listed individual(s), hereinafter referred to as "Tenant",

Tenant will pay rent as stated and in consideration of terms and conditions herein, Landlord hereby rents to Tenant, **Storage Unit _____ on the lower / main level, in the building known as 803 8th Street, Boone, Iowa 50036**, and being hereinafter known as "premises", for a term of month to month, beginning at date of signing.

Tenant(s) shall pay as rental in the sum of \$ _____ for _____, and \$ _____ monthly thereafter.

Contract is activated only after delivery of the sum of \$ _____ as First Full month's rent, and the sum of \$ _____ as last month's rent. With initial payment being a total of \$ _____. This Rental agreement shall be a month-to-month lease and will be automatically extended to cover the following month unless Tenant delivers to the Landlord a written notice of intent to terminate at least 10 days prior to the due date of rent payment.

Make checks out to: People's Storage LLC Deliver to drop box located at 803 8th St, Boone

In the event of the default or early termination of lease, any unused funds shall constitute payment toward fees / services. **No refunds shall be issued.** This rental Agreement is entered into upon conditions as follows.

1. Rental Payment: Tenant shall pay rent, in advance, for each month due on the first (1) day of each month. If rent is not received by 5 pm on the fifth (5) of each month, a \$10.00 late charge will be added. Tenants shall deliver the premises on the day of the expiration of this lease in as good condition as they were in when received.
2. Use: The premises may be used and occupied only for the purpose of storing personal property and for no other purpose without the prior written consent of the Landlord. Tenants shall not, without the Landlord's prior written consent, keep anything within the premises, or use the premises for any purpose which conflicts with insurance terms, jeopardizes the safety of others; or for any illegal purpose or in any manner which violates any zoning regulation or ordinance. **All property kept, stored, or maintained within the premises is at TENANT'S SOLE RISK.** Please consult an insurance agent for coverage of items in storage.
3. Insurance and Indemnity: Any insurance which may be carried by Landlord and Tenant against any loss or damage to the building or its contents and other improvements situated on the premises shall be for the sole benefit of the party carrying insurance. Tenant hereby waives its right of subrogation against Landlord. Landlord shall not be liable to Tenant or any other person on the premises for any loss or damage to Tenant, it's employees, agents or guests, to the personal property of the tenant or such other person caused by any acts of negligence whatsoever, or due to any building on the premises; tenant hereby agrees to indemnify Landlord and hold it harmless from any loss, expense, and claims arising out of such damage or injury; nor shall Landlord be liable to Tenant for any loss or damage.
4. All motors which utilize fuel or oil are to be drained prior to storage. **Flammable liquids shall not be stored on premises.** Foods must be in an airtight hard plastic storage container. Use of rodent poisons are not permitted. Please consult the property manager for any pest concerns.

5. Default: On failure to pay rent or to comply with any of the stated obligations, the Landlord may immediately terminate this Agreement at Landlord's discretion by giving notice of termination to Tenant at the above address and Landlord or Landlord's agent or attorney shall have the power to repossess the entire premises, and to enforce any remedies available to its set forth by The State of Iowa. Failure by Landlord to enforce one or more of the remedies in the event of default shall not be deemed or construed to constitute a waiver default, or of any other violation or breach of any of the terms, provisions herein contained.

Further, Tenant agrees to pay ALL EXPENSES Landlord incurs, including ATTORNEY FEES, to collect past due rent or other charges authorized by this Agreement.

a. THE LANDLORD SHALL HAVE A LIEN ON ALL THE TENANT'S PERSONAL PROPERTY STORED WITHIN THE LEASED PREMISES OR SPACE FOR RENT, LABOR OR OTHER CHARGES, AND EXPENSES REASONABLY INCURRED IN ITS SALE, AND THE TENANT PERSONAL PROPERTY STORED IN THE LEASED PREMISES OR SPACE MAY BE SOLD BY LANDLORD TO SATISFY LIEN IF THE TENANT IS IN DEFAULT, PURSUANT TO The State of Iowa.

6. LEGAL COMPLIANCE: Tenants shall not store in the premises any items violating requirements by the Board of Health, Sheriff or Police Departments; or any other governmental agency. Tenant shall not create a nuisance in or upon said premises because of Tenant's use.

7. Landlord's Lien: Upon default by Tenant, Landlord may enter upon leased premises and take possession of any items situated in the premises without liability for trespass or conversion, and sell the same without notice at public or private sale, at which Landlord or its assignors may be a purchaser.

8. Notices: Notice shall be in writing and shall be deemed to be delivered whether actually received or not on the part of the United States mail, postage fee paid, certified mail, addressed to the parties hereto at the respective addresses below their names.

9. Cancellation by Landlord: Landlord may cancel this lease any month by giving Tenant notice of such cancellation at least ten (10) days before the due date of the rental payment of each month. Provided that Tenant is **not** in default, the Landlord shall refund any prepaid and unapplied rental to Tenant.

10. Holding Over: If Tenant shall remain or continue to be in possession of the premises or any part thereof after the termination of this lease, Landlord shall, at its option, upon notifying Tenant of such intention, have the right to charge Tenant as liquidated damages for the time such possession is held a sum equal to twice the amount of rental rate for the premises for such period.

11. Cleaning: Upon vacating the premises Tenant agrees to clean thoroughly or to pay Landlord for the cleaning necessary to restore the premises to its condition when Lessee's possession commenced.

12. No Estate in Land Assignment: This rental agreement shall in no event be construed as a conveyance of Real Estate. Tenants shall have no right to assign this Agreement or sublet the premises.

Make checks out to: People's Storage LLC
% Krystal McClain, Manager
Mailing Address: 113 W Cherry St Ogden 50212
Text or call: 319-759-5320
PeoplesStorageBoone@gmail.com

Signature / Date