



Start Date:		Initial Term:	
Storage Space #:		Monthly Rent:	
Description of Space:			

Name (Occupant):	
Mailing Address:	
City:	
Phone:	
Email:	

Description of what is to be stored:

THIS RENTAL AGREEMENT, (hereinafter referred to as the "Agreement"), is made and entered into as of the above set forth date (the "Rental Agreement Date"), by and between Wolverine Storage, LLC, the Owner, (hereinafter referred to as the "Owner") and the Occupant identified above, (hereinafter referred to as the "Occupant") (collectively "Parties").

For the consideration provided in this Agreement, the Occupant agrees to rent from the Owner, and the Owner agrees to let the Occupant use and occupy the storage space described above (hereinafter referred to as the "Space"). Such Space shall be occupied only for the purposes specified in this Agreement and at all times subject to the terms and conditions of this Agreement.

Term. The original term of this Agreement is listed above (hereinafter referred to as the "Term"). After the original term, tenancy shall be on a month-to-month basis and shall automatically renew on the 1st of every month. Owner may increase rent with thirty (30) days advance written notice to the Occupant.

THE MINIMUM RENTAL PERIOD IS SIX MONTHS. THERE IS NO PRO-RATING OF RENTAL AMOUNTS.

Rent. The agreed monthly rent shall be \$XXX (hereinafter referred to as the "Rent"). Rent shall be paid, in advance, without demand, by the 1st day of each calendar month. Occupant further agrees to immediately pay any additional fees and charges that may become due. If any Rent is not paid on or before the Due Date, the Occupant shall be deemed to be in default under the terms of this Agreement.

Late Fees. A current and valid credit/debit card is required to be kept on file to be charged automatically for the full amount due at the first of every month if not prepaid via check in advance. If the card on file is unable to produce payment and Occupant does not provide alternative payment within five (5) days, the payment is deemed late and will begin accruing



finance charges at a rate of 10% annually. If no contact is made to make payment after one month, the account is deemed abandoned and a reinstatement fee of \$25 is required to reactivate, in addition to balance due.

Denial of Access. If Rent is not paid on or before the due date, Owner may, without notice, deny the Occupant access to the Space. Owner shall deny access to any party other than the Occupant. The Owner may be supplied with a written authorization for anyone other than the Occupant to enter the Space for consideration. Owner may condition Occupant's access to the Space and Property in any manner deemed reasonably necessary by Owner to maintain order on the Property. Such manners may include, but are not limited to, restricting hours of operation, requiring verification of Occupant's identity and inspecting vehicles that enter the premises.

Abandonment. In the event of a default where payment is not received for 60 days, Space shall be considered abandoned. Abandonment shall allow the Owner to remove all contents of the Space for disposal. Occupant hereby waives and releases any claims or actions against Owner for disposal of personal property resulting from Occupant's abandonment. After 90 days a lien sale may be conducted to collect on past due balances. Occupant shall pay all costs related to the disposal or sale of Occupant's property, including but not limited to: auction fees, cleaning fees, collection agency fees, legal fees and court costs, and any other associated costs.

Owner's Right to Enter. In cases where the Owner considers it necessary to enter the Space for purposes of examining the Space for violations of this Agreement or conditions in the Space, or for making repairs or alterations thereto, or to otherwise comply with this Agreement, the Occupant agrees that the Owner, or the Owner's representative, shall have the right without notice to enter into the Space and to remove contents to another space, and continue to store such contents at the sole cost and expense of the Occupant.

Use of Space. The Space named herein shall be used by the Occupant solely for the purposes of storing personal property belonging to the Occupant. Occupant shall keep the premises in a clean and sanitary condition and free of trash, liquid waste, or refuse. Occupant shall not use the storage of any animals, food, animal feed, explosives, highly flammable, dangerous, hazardous or toxic materials or substances as defined below. Noxious smelling items, contraband or illegal substances or for any unlawful purpose of any kind are prohibited.

Hazardous Materials: The Occupant agrees not to store any explosives, or any flammable, odorous, noxious, corrosive, hazardous or pollutant materials or any other goods in the Space or elsewhere on the property which would cause danger or nuisance to the Space or any other portion of the Property. If hazardous substances are stored, used, generated, or disposed of in the Space or on the Property, or if the Space or the Property shall become contaminated in any manner for which the Occupant is directly or indirectly responsible, the Occupant shall indemnify and hold the Owner harmless from and against any and all claims, damages, fines, judgments, penalties, costs, liabilities, or losses, and any and all sums incurred or paid for settlement of any such claims, including any attorney's fees, consultant and expert fees, resulting from or arising out of any contamination by the Occupant, whether incurred during or after the lease term.

Storage of Valuable Items: The Occupant agrees that the Space is not appropriate for the storage of jewels, furs, heirlooms, art works, collectibles or other irreplaceable item having special sentimental or emotional value to the Occupant and Occupant agrees not to store said items. The Occupant hereby waives any claim for sentimental or emotional value for the Occupant's property that is stored in the Space or on the Property.

No Habitation or Business Activity: There shall be NO HABITABLE OCCUPANCY of the Space by humans or pets of any kind for any period whatsoever and violation of these prohibitions shall be grounds for immediate termination of this Agreement. Occupant agrees not to conduct any business out of the Space and further agrees that the Space is not to be used for any type of workshop, for any type of repairs, or for any sales, renovations, decoration, painting, or other contracting.



Assignment and Subletting: The Occupant shall not assign this Agreement or sublet the Space.

General: The Occupant agrees that the Space and the property will not be used for any unlawful purposes or contrary to any law, ordinance, regulation, fire code or health code and the Occupant agrees not to commit waste, nor to create a nuisance, nor alter, nor affix signs on the Space or anywhere on the Property, and will keep the Space and the Property in good condition during the term of this Agreement. The Occupant will indemnify and hold the Owner harmless from and against any and all manner of claims for damages or lost property or personal injury and costs, including attorneys' fees arising from the Occupant's lease of the Space on the Property or from any activity, work or thing done, permitted or suffered by the Occupant in the Space or on or about the Property.

Termination. This Agreement shall continue from month to month unless the Occupant or Owner delivers to the other party a written notice of its intention to terminate the Agreement at least five (5) days prior to the end of the then current rental period. Owner may immediately terminate Occupant's lease if Occupant is in breach of the Agreement. Upon termination of this Agreement, the Occupant shall remove all personal property from the Space (unless such property is subject to the Owners' lien rights as referenced herein). If a cost for removal is incurred, said cost will be considered an ADDITIONAL CHARGE and shall be payable to Owner IMMEDIATELY.

Release of Liability. ALL PROPERTY STORED WITHIN THE SPACE OR ON THE PROPERTY BY THE OCCUPANT SHALL BE STORED AT THE OCCUPANT'S SOLE RISK. The Occupant must take whatever steps he deems necessary to safeguard such property. The Owner and the Owner's representatives shall not be responsible or liable for any loss of or damage to any personal property stored in the Space or on the Property from any cause whatsoever, including but not limited to: theft, mysterious disappearance, mold, mildew, vandalism, fire, smoke, water, flood, snow, rain, explosions, rodents, insect, or Acts of God.

Personal Injury. Owner and Owner's agents and employees shall not be liable whatsoever to any extent to Occupant or Occupant's invitees, family, employees, agents or servants for any personal injury or death arising from Occupant's use of the storage space or premises from any cause whatsoever including, but not limited to, the active or passive acts or omission or negligence of the Owner, Owner's agents, or employees.

Insurance. The Owner does not provide any type of insurance which would protect the Occupant's personal property from loss by fire, theft, or any other type of casualty loss. It is the Occupant's responsibility to secure insurance to their property against all perils of whatever nature in an amount at least equal to the total value of all stored property and is strongly recommended by the Owner. If Occupant fails to obtain insurance, then Occupant hereby indemnifies the Owner and waives all claims against the Owner and releases the Owner from any and all liability.

Changes. This agreement is subject to the Terms located wolverine-storage.com as amended from time to time, which are incorporated herein by this reference with the same force and effect as if they were given in full text.

Owner's Lien. If any rent or charge is unpaid, or if the Occupant fails or refuses to perform any of the conditions or terms of this rental agreement, Occupant shall be conclusively deemed in default in the performance of this rental agreement. OWNER SHALL HAVE LIEN FOR ALL RENTS AND OTHER CHARGES BECOMING DUE UNDER THIS RENTAL AGREEMENT ON OCCUPANT'S STORED PERSONAL PROPERTY WHEN SUCH RENT AND/OR OTHER CHARGES ARE SIXTY (60) DAYS PAST DUE. Owner shall notify occupant that the owner has taken possession of occupant's stored personal property and that the personal property is subject to sale at public sale if the rent or other charges are not paid within the specified time period. Occupant may reclaim the property subject to lien at any time before the public sale by paying all rents and other charges which are subject of the lien. If the proceeds of public sale exceed the amount of the lien plus any other costs incurred by the Owner in relation to the sale of the property, occupant shall be notified of the amount of excess funds and owner shall hold funds for the occupant's account for ninety (90) days after notice shall be given.



Security Agreement. This Agreement shall constitute a security agreement covering the content of the Space and a security interest shall attach thereto for the benefit of, and is hereby granted to the Owner by the Occupant to secure the payment and performance of any default by the Occupant hereunder.

Waiver/Enforceability. In the event any part of this Agreement shall be held invalid or unenforceable, the remaining part of this Agreement shall remain in full force and effect as though any invalid or unenforceable part or parts were not written into this Agreement. No waiver by the Owner of any provision hereof shall be deemed a waiver of any of the other provisions hereof or of any subsequent default or breach by the Occupant.

Rules. The Occupant agrees to be bound by any Rules and Regulations for the facility as may be posted by the Owner from time to time. All Rules and Regulations shall be deemed to be part of this Agreement.

The undersigned hereby acknowledge that he/she has read and understands this rental agreement in its entirety and agrees to be bound by its terms and conditions

Occupant Signature

Printed Name

Date: _____

Wolverine Storage Representative Signature

Printed Name