

STORAGE RENTAL AGREEMENT

HEREINAFTER TENANT:

HEREINAFTER LESSOR:

Name _____

Stockade Storage
1308 Hadley View Ct. N.E
Rochester MN 55906

Address _____

PLEASE REMIT PAYMENTS TO:

Home Phone _____

264 River Bluffs Lane N.W.
Rochester MN 55901
(507) 281-1488

Work Phone _____

D. L. # _____

Unit # _____ Lease Date: _____ Type: Month to Month

Rent _____ Six Month

Deposit: _____ Twelve Month

Tenant expressly agrees and covenants with lessor all of the following:

1. Tenant agrees to lease above unit for a minimum of one month. If tenant carries over to an additional month or months, he/she will be liable for rent the entire month or months. We do not prorate, however, lessor will give a grace period of the Sunday following the final day of the current lease period. Long term tenants given a discount are obligated to pay rent for entire lease period whether or not they use storage unit for entire lease period. If tenant loses lock and/or key, he/she will forfeit deposit.
2. Tenant agrees to pay rent as it comes due. (A \$5.00 late fee will be added to account if rent is not paid within 30 days of the due date.)
3. Tenant will not use rental unit for illegal or unlawful purposes.
4. Tenant agrees to keep rental unit in good condition. Tenant also agrees to remove all personal items and debris and sweep out storage unit upon vacating, or tenant will forfeit deposit and be charged for removal and disposal.
5. Tenant agrees not to store any explosive, flammable, or hazardous waste materials in storage unit, or any other materials that would lessen the value or insurability of the premises, without written consent of the lessor.
6. Tenant agrees to acquire insurance for all personal property stored in storage unit and/or outside storage unit if tenant deems it necessary. Lessors shall not be held liable for any damage either to person or persons or personal property due to but not limited to negligence, demise of building or premises, theft, violence, vandalism, and/or acts of nature.
7. Lessor shall have the right to enter rental unit for inspection and/or repairs. Lessor will attempt to notify tenant within 24 hours of said entry.
8. Lessor is authorized to lock-out and seize property if tenant is 30 days or more delinquent. At this time, lessor will notify and demand payment by a given date. This notification shall be given by registered or certified mail. If debt is not satisfied by said date, lessor will take necessary legal action and sell personal property at public or private sale as, governed by local and Minnesota State statutes, to satisfy said debt. Also, at this time, tenant shall be held liable for any delinquent rent, accrued rent, late fees, attorney fees, court costs, and, but not limited to, the cost of said sale. Lessor shall notify tenant of progression of said legal action by regular mail.
9. If tenant holds over and retains storage unit after the expiration of this agreement, he/she will remain a tenant on a month to month basis and all covenants and conditions of this agreement shall remain in effect as long as tenant retains possession of said storage unit.
10. Any breach of this agreement and its covenants and/or conditions, by the tenant, shall at the option of the lessor, terminate this agreement and said agreement will become null and void.
11. The tenant assumes all liability and obligation for his/her account and any damage to account for all covenants and conditions referred to in this agreement.
12. Month to month tenants are required to give a 1 week notice prior to vacating storage unit and long term tenant are required to give 1 months notice prior to vacating storage unit.

Witness our hands in duplicate at Rochester Minnesota this _____ day of _____ 20 _____

Tenant Signature

Lessor Signature

Stockade Storage