

STORAGE SPACE LEASE AGREEMENT

This Lease Agreement (the "Lease") is made between Anick Property Management, LLC, (the "Lessor") and _____, hereinafter called Lessee. Lessor does hereby demise and lease unto Lessee, Storage Unit # _____, size approximately 10' x 24', in the building known as **Rhineland Storage**, 522 28 Maine Street, Rhineland, Wisconsin, 54501, to be used as a storage bay for personal property. This Lease begins on the _____ day of _____. A security deposit will be held by Lessor in the amount of \$70.00, with the Lessee paying unto the Lessor, on a monthly basis, the sum of \$70.00, which is due on or before the 1st of the month. Building is insured for fire and damages, but Lessee is required to insure contents. Lessor is not responsible to insure Lessee's contents and any damages to Lessee's contents falls upon the Lessee. In addition, the Lessee and Lessor agree to the following:

- A. A 30-day notice is required to terminate your lease.
- B. A late fee of \$10.00 shall be added to such monthly rental and payable by Lessee simultaneous with the rental on all installments not paid by the due date. An additional \$5.00 late charge shall be payable for each ten (10) subsequent delinquent days.
- C. There will be a \$30 charge for any check that is not honored by your bank.
- D. Lessee expressly agrees and covenants with Lessor:
 1. That Lessee will not use said premises for an unlawful purpose;
 2. That Lessee will pay the rent each month as it becomes due;
 3. That Lessee will keep said premises in good condition, with the exception of normal wear and depreciation;
 4. That Lessee will keep no more than one lock on the door;
 5. That Lessee will not store explosives or highly inflammable material or goods on said property without the written consent of Lessor;
 6. That Lessee will, at their expense, obtain their own insurance, if desired, on property stored on said premises, and the Lessor shall not be responsible for damage or theft, if any, to said property caused by fire, water, freezing, or from any cause whatsoever. The Lessor does not have any obligation to carry insurance on Lessee's property stored in the premises. IF LESSEE DESIRES TO HAVE HIS PROPERTY INSURED, LESSEE MUST OBTAIN THEIR OWN INSURANCE.
 7. That Lessee acknowledges that no heating or cooling will be provided or furnished to such storage room at any time.
 8. That the Lessor shall have the right to enter into and upon said premises at reasonable times for the purpose of inspecting the condition thereof.
- E. Lessee represents to Lessor:
 1. That all personal property to be stored by Lessee in the storage unit will belong to Lessee and no other person having any right, title or interest in such property;
 2. That Lessee will not make any alterations or modifications to the storage unit or attach any fixtures or signs in or about the unit without the written consent of Lessor;
 3. That Lessee will not conduct any business or commercial transactions in or about the storage unit;
 4. That Lessee grants Lessor permission to enter the storage unit at any time for the purpose of removing and disposing of any property kept in violation of any of the provision contained herein.
- F. **It is expressly agreed by Lessee that the rent and other charges provided for in this lease shall be a first lien on the personal property kept by Lessee in the storage unit, and Lessee grants to Lessor a security interest in such property and its proceeds to help secure the rent and other charges.** Lessee agrees that if he fails to pay the rent when due or to vacate the storage unit upon the expiration of the term of this lease, Lessor shall have, and is hereby granted, the following rights in addition to any rights or remedies granted the Lessor by law:
 1. To break and remove any lock belonging to Lessee on a door to a storage unit, to inspect the contents thereof and to place lock of Lessor upon each storage unit until the contents thereof are disposed of by Lessor in the manner hereinafter provided;
 2. To dispose of the contents of storage unit by private or public sale upon such terms and conditions as the Lessor may deem fit, provided that Lessor shall notify Lessee in writing that possession has been taken of the contents of the storage unit and shall be disposed of on a date to be specified in said notice. The proceeds of the disposition of the contents of the storage unit shall be first applied to pay Lessor's reasonable expenses in arranging for the disposition of such contents, then to the payment of any rental payments due Lessor, and the balance, if any, shall be refunded to Lessee upon demand, provided, that Lessor shall be under no duty or obligation to dispose of contents of the storage unit for any amount of money in excess of that necessary to pay the reasonable costs of arranging for the disposition of content and any rental due Lessor;

3. To dispose of any contents of the storage unit which consist of personal property or goods which the Lessor considers to have no dollar value, including the destruction, donation or retention of such personal property or goods;
4. Lessee agrees to pay all costs and expenses, including attorney's fees and reasonable service fees of tenant in enforcing the terms of this lease;
5. Lessee waives any claims either its heirs, successors or assignees may have as a result of any action taken by Lessor to collect the rent or other charges due under the terms of this lease and the Lessee agrees to defend and hold the Lessor harmless against any claims by any other party having an interest in the personal property kept in the storage unit.
- G. Lessee may not at any time assign this lease or any part of it and may not let or sublet the whole or any portion of the storage unit without prior written consent of Lessor.
- H. Lessor may at any time assign this lease, in which event the Lessor shall no longer be responsible or liable under the terms of this lease and all the covenants, conditions and obligations of the Lessee, against Lessee.
- I. In the event Lessee shall hold over and retain possession of said premises after the expiration of this lease, Lessee's occupancy of the storage unit shall be as a tenant from month to month, and all the covenants and conditions contained herein shall continue in full force and effect so long as Lessee holds over and retains possession of said premises.
- J. A breach of any of the foregoing covenants and conditions by Lessee, shall at the option of Lessor, terminate this lease and said lease shall become null and void.

IN WITNESS WHEREOF, the said parties of this lease have hereunto set their hands the date and year first above written.

LESSOR: _____

Todd Anick
Anick Property Management, LLC
P.O. Box 1215
Rhineland, WI 54501-1215
262-527-9728
Email: _____

LESSEE SIGNATURE: _____

ADDRESS: _____

CITY, STATE, ZIP: _____

PHONE: _____ CELL: _____

EMAIL: _____

Please make checks payable to Anick Property Management, LLC.
*****P.O. Box 1215, Rhineland, WI 54501-1215*****

If you used a Post Office Box on the address line above, we still need your actual street address. Please provide your actual street address here:

