

SELF STORAGE RENTAL AGREEMENT

We (I / Self Storage) agree to rent to you the self-storage rental unit(s) listed in paragraph 1 on the terms and conditions described below:

1. **DESCRIPTION OF SPACE.** You are renting from us space number _____ which has a size of _____, "Unit".
2. **MONTHLY RENTAL.** The monthly rental for the space is \$_____.

3. **TERM.** The unit is being leased to you on a month-to-month basis. Rentals are due in advance on the *first (1st) of each month* and if the rent is not paid by the sixth (6th) of each month a late charge of **TEN DOLLARS (\$10.00)** will be charged. All payments are to be made at the address shown on the lower right hand corner of this agreement. Either of us may terminate this Self-Storage Agreement by giving the other seven (7) days before the end of a month. In addition, we may terminate for the breach of this Agreement.

If you do not give notice of your intent to leave and do not remove all of your property from the Unit by the last day of the month, you will be charged for an additional month's rent, or at your choice forfeit your damage deposit.

We have the right to increase the monthly rental upon fifteen (15) day's advance written notice.

4. **DISCLAIMER OF LIABILITY.** We carry *NO Insurance* which in any way covers any loss which you may have because of property stored in the Unit or on the premises. You must obtain your own insurance on property stored in the Unit or on the premises and this insurance must waive the insurance company's right of subrogating against us.

YOU AGREE WE WILL NOT BE LIABLE TO YOU, YOUR FAMILY, EMPLOYEES, AGENTS OR ANYONE ELSE BECAUSE OF PERSONAL INJURY OR DAMAGE TO PERSONAL PROPERTY CAUSED BY ANY ACT OF NEGLIGENCE OF ANY OF OUR EMPLOYEES, SERVANTS OR OTHER CUSTOMERS.

YOU ALSO AGREE WE WILL NOT BE LIABLE FOR ANY DAMAGE OR DESTRUCTION TO ANY PROPERTY STORES WITHIN THE IRONS SELF-STORAGE AREA FOR ANY REASON, EXCEPT FOR GROSS NEGLIGENCE.

YOU AGREE TO INDEMNIFY (REPAY) US FOR ALL CLAIMS AND DAMAGES, INCLUDING ATTORNEYS' FEES WHICH WE PAY ARISING OUT OF ANY INJURY, DAMAGE OR CLAIM FOR WHICH WE HAVE DISCLAIMED LIABILITY.

5. **USE OF UNIT AND/OR PROPERTY.** The Unit may only be used in compliance with applicable laws. You are to keep the Unit clean. You may not alter the Unit or store any flammable, explosive, hazardous or dangerous material in the Unit. You may not connect an appliance or other item to our electrical system without permission.

6. **DAMAGE.** You are required to give us a damage deposit of _____ Dollars (\$ _____). When you vacate the Unit we will inspect it. If you have damaged the Unit of if you have not kept it clean and in a reasonably rentable condition, we will charge you for the cost of the repair and cleaning. We will use your damage deposit to help cover such costs and any unpaid rentals. The balance of your damage deposit, if any, without interest, will be returned to you within fifteen days (15) days after you leave. If your damage deposit is not large enough to pay the costs, you will be liable for the balance and this must be paid within fifteen (15) days after you leave.

7. **INSPECTION.** You agree we have the right to inspect your Unit at any time without notice for the purpose of determining if there are violations of this Agreement or for the purpose of repairing the Unit.

8. **DEFAULT.** You will be in default if you do not pay the rental when due or if you fail to comply with any provision of this Agreement. In the event of a default we may do any or all of the following:

- (a) We may sue you for losses we may suffer because of you default, including back rentals, late fees, attorney's fees and cost and any unpaid damage or indemnification claims;
- (b) We may evict you and have all property removed from the Unit;
- (c) We may foreclose our lien in all of the items located in the Unit and/or on the premises and sell the item(s) as provided by law to pay the losses suffered by us.

In the event of a default we will give you notice of the default at least fifteen (15) days before we take any action. Such notice may be sent first-class or certified mail to the address written below your signature.

9. **RULES.** We reserve the right to adopt rules and regulations regarding the hours of access to and use of the Unit.

10. **LIEN.** We claim a lien in all items stored on or in the Units as security for the payment of amounts due us. In connection with such lien the law requires this notice:

"NOTICE: If you fail to make your required payments, you will have to vacate the Unit or your property may later be sold at a public sale. Before the sale, you will be notified by first-class mail by certified mail of the amount due. In order to preserve your right to be notified, it is important that you notify us of any change in your mailing address. Also, you should supply us with the name and address of another person who can reach you if you are not at your mailing address, and we will notify that person at the same time and in the same matter as we notify you."

11. **ASSIGNMENT.** You may not assign this Agreement or sublet the Unit.

12. **ADDRESS CHANGE.** You agree that the address written below is correct. You understand that you are responsible for notifying Irons Self Storage in writing of any address changes.

13. **ENTIRE AGREEMENT.** This is the entire Agreement between us and replaces any verbal agreements. This Agreement is governed by the laws of the State of Michigan.

Dated: _____
RENTER: _____
Signature: _____

Name (Typed/Printed)

Address:

Telephone:

() _____
Drivers Licence No:

SELF STORAGE

By _____

Its _____