

Addison Storage Lease Agreement

Addison Storage, LLC
5035 Addison Road
Hartford, WI 53027
(414-333-1292)

Address all checks to: Addison Storage, LLC
(please include unit #) PO Box 194
Slinger, WI 53086

1. RENT IS TO BE KEPT CURRENT. The rent period is from the First to the Last day of each month. A LATE FEE of \$20.00 per month is assessed on the 5th day of the month. Lessor shall have a lien on any and all property stored at Addison Storage to satisfy any amounts owed to Lessor by the Lessee and may satisfy the lien by selling such property if the Lessee defaults or fails to pay rent or other monies owed. After rent is 15 days past due, there will be a \$50.00 inventory charge. The Lessee's property is considered abandoned after rent is 30 days past due and Lessor may dispose of the Lessee's abandoned property. NO OUTSIDE STORAGE without a LEASE. Outside storage fee is charged and paid quarterly. **Addison Storage does not send out billing statements.** Mail payment several days before the first of the month and annotate unit number on the check.

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REFERENCE RATES ARE:

- a. 7X10 @ \$50 b. 10X10 @ \$60 c. 10X15 @ \$70 d. 10x15 with loft \$75 e. 10X20 @ \$80 f. 10x25 @\$100
g. 10X30 @ \$120 h. 10x40 @ \$155 i. 20x20 @ \$155 j. 20X40 @ \$300 k. 20X40 with operator @ \$310
l. 12x20-12' door@ \$135 m. 14x20-12' door@ \$155 n. 20x40-12' door@ \$390 o. 12x40-12' door @ \$265
p. 14x40-12' door@ \$295 q. 13x40-12' door@ \$280 r. 13x30@ \$155 s. 20x30@ \$225
t. lost key \$10 u. lost lock \$30 v. lost remote \$40
2. Lessee shall be given THIRTY (30) days notice of rent increase.
3. The Security Deposit (one month rent) will be required at the time of signing. The security deposit is paid to indemnify the Lessor from property damage, rental deficiencies, and other expenses and any late charges that have not been paid. It is acknowledged that the security deposit shall not be held in trust and shall bear Lessee no interest. Lessee must give THIRTY (30) DAYS NOTICE OF INTENT TO VACATE AND UNIT HAS TO BE VACATED AND KEY RETURNED BY THE LAST DAY OF THE MONTH in order to receive refund of Security Deposit. If none of the above applies, the security deposit will be returned to the Lessee at the end of the leasing period.
4. The Lessor, upon advance notice and at reasonable times, has the right to inspect the premises, make repairs and show the premises to prospective Lessees or purchasers; if the Lessee is absent from the premises and Lessor reasonably believes that entry is necessary to preserve or protect the premises, the Lessor may enter without notice and with such force as appears necessary.
5. Said premises are to be occupied only by Lessee listed on the rental agreement. Sub-leasing said premises IS NOT PERMITTED unless a written agreement between Lessor and Sub-lessee is made.
6. Lessee is responsible for all damage incurred by their own employees or delivery personnel. Damages included, but not limited to, are damaged woodwork, the doors or other structural parts of the buildings. Repairs of all damages will be authorized by the Lessor.
7. Lessee is not to alter or change the interior appearance of the unit without the Lessor's authorization.
8. Said premises are not to be used for pressure paint spraying, auto or mechanical work.
9. Gasoline or any other flammable liquid is not to be stored on the premises.
10. Do not plug into outlets: space heaters, air compressors, freezers, or refrigerators.
11. Lessor is not responsible for the Lessee's automobile, equipment or other personal belongings. It is the Lessee's responsibility to have insurance on their belongings. Lessee should obtain renters insurance for this.
12. For added security Lessee may add their own security lock.
13. Put plywood under contents. Concrete floors can get damp.
14. When vacating premises: the entire unit, and in particular the floors and walls, should be in leasable condition.

LESSEE'S ADDRESS AND PHONE NUMBER MUST ALWAYS REMAIN CURRENT

Unit Number _____ Unit Size _____ Key # _____
Security Deposit _____ Rent per month _____ Total collected _____
Lessee Name (Print) _____
Address: _____ City _____ Zip: _____
Phone: _____ D.O.B. _____ Day time phone: _____
Drivers License #: _____ Place of employment: _____
This agreement made (date) _____ by and between Addison Storage, LLC herein called Lessor
And (sign) _____ herein called Lessee.
Charge Card: _____ Expiration date _____
Security code _____ Email address _____