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## MINI STORAGE RENTAL AGREEMENT

FOR FACILITY LOCATED AT 3033 MCCORMICK DRIVE,  
JANESVILLE, WI 53546

This Storage Agreement is made and entered into by and between \_\_\_\_\_ hereinafter referred to as "Tenant", and Park Place Investments LLC hereinafter referred to as "Landlord". Tenant hereby rents from Landlord a Self storage unit ("Unit") described as \_\_\_\_\_, lying and being situated in the County of Rock, State of Wisconsin, month-to-month, beginning on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, paying therefore to landlord at the address heretofore stated, the sum of \$\_\_\_\_\_, monthly, in advance, on the \_\_\_\_\_ of each month hereafter.

☐ Landlord acknowledges the sum of \$\_\_\_\_\_, as the first month's rent, and the sum of \$\_\_\_\_\_, as a security deposit.

☐ Landlord acknowledges a sum of \$\_\_\_\_\_, which is calculated at a \_\_\_\_\_% discount for \_\_\_\_\_mo(s) prepayment, of the first thru \_\_\_\_\_ months rent, and the sum of \$\_\_\_\_\_, as a security deposit.

1) THIS STORAGE AGREEMENT SHALL BE AUTOMATICALLY EXTENDED EACH MONTH UNLESS THE TENANT, DELIVERS TO THE LANDLORD A WRITTEN NOTICE OF ITS INTENTION TO TERMINATE THIS AGREEMENT TEN (10) DAYS PRIOR TO THE END OF THE THEN CURRENT RENTAL MONTH. LANDLORD HAS THE SOLE AND EXCLUSIVE RIGHT TO TERMINATE THIS AGREEMENT FOR ANY REASON BY GIVING TENANT TEN (10) DAYS WRITTEN NOTICE. ABANDONMENT OF THE UNIT BY TENANT PRIOR TO THE END OF THE CURRENT RENTAL MONTH, SHALL NOT ENTITLE TENANT TO A REFUND OF RENT.

2) Tenant shall quietly deliver up the Unit on the day of the termination of this agreement, for whatever reason, "broom clean" and in as good condition as the Unit was when received, reasonable wear and tear, and loss by fire not caused by Tenant thereof excepted, and pay all sums due hereunder, in which event the security deposit shall be refunded within twenty (20) days of termination, provided the Tenant has notified Landlord within (10) days of vacating the Unit and Landlord is satisfied that (1) all sums due hereunder are current; (2) the Unit is "broom clean", and (3) the Unit is not damaged.

3) The unit may be used and occupied only for the purpose of storing personal property and for no other purpose, and Tenant shall not use the Unit for the storage of living animals or their carcasses, flammable chemicals, paint, other hazardous material, or any other material, the storage of which in a self storage unit violates the applicable state or federal laws, zoning, or fire regulations.

4) ALL PROPERTY STORED WITHIN THE UNIT BY TENANT SHALL BE AT TENANT'S SOLE RISK.

Any insurance which may be carried by Landlord or Tenant against any loss or damage to the building or its contents or other improvements situated on the premises shall be for the sole benefit of the party carrying such insurance and under its control. Each party hereby waves its right and the right of its insurer of subrogation against the other party.

TENANT HEREBY AGREES TO INDEMNIFY LANDLORD AND HOLD IT HARMLESS FROM ANY LOSS, DAMAGE, EXPENSE, OR CLAIM ARISING OUT OF TENANT'S ACTS OR OMISSIONS TO ACT; and LANDLORD SHALL NOT BE LIABLE TO TENANT FOR ANY LOSS OR DAMAGE THAT MAY BE OCCASIONED BY OR THROUGH THE ACT OR OMISSION TO ACT OF OTHER TENANTS ON THE PREMISES, OR ANY OTHER PERSON.

5) In the event Tenant has failed to pay the rental obligation hereunder for fifteen (15) days, the Unit may be overlocked by Landlord. In such event, Landlord shall notify Tenant that the Unit has been overlocked and, if Tenant fails to pay all sums due hereunder within (15) days of the date of such notice, this agreement shall terminate and the Landlord shall then have the right to enter the Unit and remove the contents thereof.

In the event of any other default in Tenant's obligations contained in this agreement, the Tenant shall be notified of its default. Unless such default shall be cured within fifteen (15) days from the date of such notice, this agreement shall terminate and Landlord shall then have the right to enter the Unit and remove the contents thereof.

6) This Storage Agreement shall constitute a security agreement with respect to the contents of the Unit (hereinafter referred to as the "Collateral"), and that a security interest shall attach thereto for the benefit of,

and is hereby granted by Tenant to, the Landlord to secure the payment and performance of Tenant's obligations under this agreement.

Tenant hereby authorizes Landlord to file a copy of this Storage Agreement as a financing or continuation statement. In the event that this Agreement shall be terminated by reason of Tenant's default hereunder, Landlord may, in addition to all other rights or remedies it may have in such event, exercise any right or remedy with respect to the Collateral, which it may have under the Uniform Commercial Code or otherwise. The parties agree that in the event Landlord elects to proceed with respect to the Collateral, fourteen (14) days notice of the sale of the Collateral shall be reasonable notice. It is expressly understood that the Landlord retains its statutory Landlord's lien and that all rights of Landlord hereunder or in law are cumulative, and an exercise of one or more of such rights shall not constitute a waiver of any other right. If Landlord sells the contents of the Unit, Tenant shall pay, in addition to all other sums due hereunder, an administrative selling charge of \$30.00. Tenant shall pay to lessor all costs and reasonable attorney fees incurred by Tenant by aforesaid action.

7) Notices hereunder shall be in writing and shall be deemed to be dated and delivered whether actually received or not upon deposit in the United State Mail, postage prepaid, properly addressed, to the party for which it is intended at the address set out below as said address may be changed by actual written notice from either party to the other.

8) The Tenant further acknowledges that he or she has inspected the premises and finds same in a satisfactory condition. The interest of lessee in this lease may not be sublet or assigned.

No heat or other utilities provided.

**RULES.** Tenant agrees to abide by all rules and policies that are now in effect or that may be put into effect from time to time. Written rules are explained and are posted on the site and in the office.

**INSPECTION.** Tenant agrees that Lessor or his agent may, at any reasonable time, enter to inspect the premises or make repairs. Tenant further agrees that Lessor or his agent may show the premises to prospective purchasers of the property or to lending institutions or their representatives at any reasonable time, or if notice of termination of this tenancy has been given, to prospective tenants during the 30 day period prior to termination.

**RELOCATE.** Lessor reserves the right to relocate Tenant (without expense to Tenant) to any compartment of comparable size.

**DATA ENTRY COMPLETE**

**EXECUTED THIS** \_\_\_\_ **DAY OF** \_\_\_\_\_, **20** \_\_\_\_

**FOR PERIOD OF (mm/dd):** \_\_\_\_/\_\_\_\_ - \_\_\_\_/\_\_\_\_, **20** \_\_\_\_  
**NEXT PAYMENT DUE:** \_\_\_\_/\_\_\_\_, **20** \_\_\_\_

**BY:**

\_\_\_\_\_  
(Tenant or Authorized Agent)

Name (print): \_\_\_\_\_

Company Name: \_\_\_\_\_

Address: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Home Ph: \_\_\_\_\_ Wk Ph: \_\_\_\_\_

Cell Phone: \_\_\_\_\_ Other Ph: \_\_\_\_\_

Drivers License: \_\_\_\_\_

Email Address: \_\_\_\_\_

**ALTERNATE/ EMERGENCY CONTACT:**

Name: \_\_\_\_\_

Relationship: \_\_\_\_\_

Address: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Home Ph: \_\_\_\_\_ Wk Ph: \_\_\_\_\_

**NOTES:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

INITIAL PAYMENT CALCULATION		
____ mo(s) @ \$_____ per month	=	\$ _____
Less Prepay Discount _____%	=	\$ ( _____ )
Damage/ Cleaning Deposit	=	\$ _____
Miscellaneous Charges _____	=	\$ _____
<b>Total Due/Received</b>		<b>\$ _____</b>

**FORM OF PAYMENT:**

☐ Cash ☐ Check # \_\_\_\_\_ ☐ Auto Charge (sign form)  
☐ CC # \_\_\_\_\_ Exp. \_\_\_\_\_  
3 Digit Security Code on back of Card \_\_\_\_\_  
Name on Card: \_\_\_\_\_

\_\_\_\_\_  
(Authorized Signature)

**TERMINATION OF AGREEMENT:**

☐ Deposit Refunded ☐ NO REFUND \_\_\_\_\_  
Amount \$ \_\_\_\_\_ Ck# \_\_\_\_\_ Date \_\_\_\_\_  
CC#: \_\_\_\_\_ Exp \_\_\_\_\_  
Forwarding/New Address: \_\_\_\_\_  
City, State, Zip: \_\_\_\_\_  
Phone: \_\_\_\_\_