

Toll Free: 866-398-9251 or **Cell:** 715-602-0332

Danbury Location: 31630 Staples Lake Road Danbury, WI 54830

STORAGE UNIT LEASE AGREEMENT

This agreement is entered into by and between Black Bear Storage, Lessor, and the undersigned, Lessee(s). The Lessor leases to Lessee(s) the following described storage unit for the agreed monthly rent set forth below which shall be paid in advance on the 1st day of each month without demand.

Storage Unit #	
Commencement Date:	
Rental Rate:	
Lease term:	
Security Deposit:	

In consideration for the mutual covenants made herein, the parties agree as follows:

1. The relationship created is that of Lessor and Lessee and no other.
2. Rent must be paid in advance to Black Bear Storage, P.O. Box 33, Danbury Wisconsin 54830 on each monthly anniversary date of this agreement during its term until such time as this tenancy is terminated by either party on 30 days notice in writing, or as otherwise provided by law. If any payment is not received by lessor 5 days after due date, a \$5.00 per day late fee shall be assessed.
3. The lessor shall have the right to place a lock on the door on or after the 11th day of the rental period if rent is unpaid. A \$50.00 service charge will be due from lessee(s) for lock removal and lessee (s) must satisfy all past due rent and late fees to re-enter storage unit and remove personal property. A \$50.00 service charge will be assessed for a returned check.
4. **Upon failure by Lessee(s) to pay rent for said space promptly when due, or upon termination of this agreement for any reason, the Lessor shall have a lien on personal property stored in the leased space. Lessor will continue to charge rent and late fees to store said property until sold or the storage lien is satisfied. Said personal property may be sold to satisfy the lien if the lessee(s) default or fails to pay rent for the storage of personal property abandoned after the termination of the rental agreement.** The remedy herein provided is in addition to any remedies which may be provided by law.
5. Lessee shall observe and comply with all applicable federal and state laws and regulations as well as all applicable municipal ordinances and regulations governing the premises or the goods stored thereon. No goods shall be stored on the premises which will, or tend to, increase insurance underwriting risk on the building.
6. Lessee shall use the premises only for the storage of personal property and household goods.
7. All goods shall be stored at the sole risk of their owner and the Lessee, who hereby assumes risk of loss from any and all causes, including but not limited to loss caused by the negligence of either the Lessor or the Lessee, except insofar as losses are covered by Lessor's insurance upon the structure. Lessee agrees to maintain a general policy of insurance insuring all of Lessee's property stored in the space to the full extent of its value.
8. Lessee shall hold the Lessor, its agents and employees harmless against any claim that may arise from Lessee's use of the space. This indemnity and hold harmless agreement shall

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include indemnity against all costs, claims, expenses, penalties, liens and liabilities incurred in or in connection with any such claim or proceeding brought thereon and in the defense thereof, including reasonable attorney's fees.

9. Lessee may not assign or sublease under this agreement without the written consent of the Lessor.
10. Lessee shall not nor allow anyone to fasten any article, drill holes, drive nails or screws into the walls, floors or partitions, nor mark, paint or paper said walls, floors or partitions or commit any waste on the property.
11. Lessee shall not make any alterations, additions or improvements to the space rented without the written consent of the Lessor.
12. Lessees shall at the expiration of the term remove all contents and return the premises to Lessor in as good a condition as received.
13. Thirty days after expiration of the term of this agreement or the date Lessee vacates the promises, whichever is later, the security deposit, less any expense incurred by Lessor by reason of Lessee's breach of any covenant of this agreement, shall be returned to the Lessee.
14. Any notice required under this agreement or by statute shall be deemed delivered when deposited in the U.S. mail addressed to the appropriate party at this address: Black Bear Storage, P.O. Box 33, Danbury Wisconsin 54830, and with postage prepaid thereon.
15. Any damage caused by the Lessee will be repaired at the expense of the Lessee and satisfaction of the Lessor within a ten day period from the date the damage was incurred.
16. The above agreement is fully understood and agreed to by the lessee at the time the Lessee signed this agreement.

Lessor: Black Bear Storage, LLC

Jeffrey Allen

I have read all of the rules, regulations and covenants of this document and herby agree to all the provisions set forth above

Lessee Name:	
Lessee Address:	
Lessee Phone #	
Lessee Email address:	
Alternative contact Name:	
Alternative Address	
Alternative Phone #:	

Lessee, By _____
