

STORAGE LEASE AGREEMENT

This agreement made this _____ day of _____, _____, by and between
www.storagefayette.com, 15370 County Road K, Wauseon, Ohio 43567 and

(Name) _____ (Address) _____

(Phone) _____ (herein after referred to as "Lessee").

1. Lessor hereby lets & leases to the Lessee, and the Lessee hereby hires and rents from the Lessor the following described storage unit or space located at the Lessor's storage facility situated at 601 N. Gorham, Fayette, Ohio, Unit # _____, Size _____.

2. This lease shall be month-to-month & may be terminated at the end of thirty day period by either party providing the other party ten days' written notice.

3. Rent for each month shall be the sum of \$ _____

5 x 10: Monthly Rate \$27.04 + \$1.96 Sales Tax=\$29.00. Daily Rate \$1.17 + \$.08 Sales Tax = \$1.25.

10 x 10: Monthly Rate \$41.03 + \$2.97 Sales Tax=\$44.00. Daily Rate \$1.40 + \$.10 Sales Tax = \$1.50.

10 x 15: Monthly Rate \$50.35 + \$3.65 Sales Tax=\$54.00. Daily Rate \$1.86 + \$.14 Sales Tax = \$2.00.

10 x 20: Monthly Rate \$59.67 + \$4.33 Sales Tax=\$64.00. Daily Rate \$2.10 + \$.15 Sales Tax = \$2.25.

4. Lessee shall pay a **late charge of \$10.00** on all rent not paid within ten days of due date.

Lessee acknowledges that Lessor is **NOT** a bailee, warehouseman or storer of any property that may be stored in the leasehold premises and Lessor does not accept control, custody or assume any responsibility for the care of Lessee's property. Lessor shall not be required to keep, maintain, or file any list or inventory of any property stored in the leasehold premises.

5. Lessee is to provide his own lock for the leasehold premises. If the lock is removed from the leasehold premises, this will serve as notice that Lessee has terminated this lease.

6. Lessor shall have the right to enter the leasehold premises at times of emergency or to inspect or do repairs and if necessary, Lessor shall have the right to move contents of leasehold premises to another leasehold unit.

7. Lessee shall not use the leasehold premises as a place of business or as a mailing address or for any unlawful purpose.

8. Lessee hereby agrees that Lessor shall have a lien and security interest in all Lessee's property stored in the leasehold premises. In the event of default be the Lessee in payment of rent for a period of ten days after the rent becomes due, Lessee hereby authorizes Lessor to seize and take possession of leasehold premises by placing Lessor's lock thereon. Should default in payment of rent continue after ten days' notice given to Lessee at address contained above, Lessor is hereby authorized to remove Lessee's lock and to sell contents of leasehold premises at public or private sale and to apply the proceeds to the payment of rent and other sums due Lessor, including costs of sale, with the balance of the proceeds, if any, to be paid to the Lessee. Lessee shall be liable for any deficiency remaining after the sale of the goods.

9. Lessee shall not use the leasehold premises for storage of flammable materials or goods, explosives, perishable food stuffs, contraband, live animals, materials, or goods which emit odor.

10. Lessee shall not sell, assign or subject this lease without prior written consent of Lessor.

11. Both parties acknowledge that valid notice for any purpose hereunder, shall be made upon the other by mailing a copy of such notice, postage prepaid in the United States mail to the address listed herein. Such notice shall be in lieu of any other notice that might be required by law.

12. Lessee shall be responsible to notify Lessor in writing of any address or telephone number changes.

13. Lessee shall have access to the leasehold premises only during Lessor's normal business hours.

14. Insurance on property stored on said premises for loss caused by fire, water, theft, act of God, or otherwise, shall be obtained at Lessee's option and expense. Lessee agrees to make no claim against the Lessor for or on account of any personal injury sustained, or loss or damage to any property caused by fire, water, deluge, overflow, or explosion, howsoever, arising or for any loss of any articles by theft or from any cause. The Lessee hereby expressly waives any and all such claims against the Lessor.

15. Lessee agrees not to store items of sentimental value (or claim sentimental damages in the event of loss). Also, Lessee agrees not to store property valued in excess of \$5,000 without written notification to the operator. For the benefit of the Lessee's property it is recommended that Lessee cover all contents with plastic and to place items in such a way as to allow air flow around and under the items.

ALL MONTHLY RENTS DUE ON FIRST OF MONTH. RENTS 10 DAYS LATE-CONTENTS OF UNIT WILL BE SEIZED & POSSESSION TAKEN BY LESSOR. RENTS 20 DAYS LATE-YOUR CONTENTS WILL BE SOLD OR OTHERWISE DISPOSED OF IF NOT SALEABLE, ACCORDING TO LAW.

YOUR STORAGE ITEMS ARE NOT INSURED BY OWNER OF WWW.STORAGEFAYETTE.COM & LESSEE WAIVES ANY & ALL CLAIMS AGAINST LESSOR FOR DAMAGES OR INJURIES SUSTAINED.

TENANTS IN COMMON ARE EQUALLY & INDIVIDUALLY RESPONSIBLE FOR THE LEASE. ANY CHANGES IN LEASE MUST BE MADE BY & AGREED TO BY EACH TENANT IN COMMON IN WRITING.

IT IS RECOMMENDED THAT ALL CONTENTS BE COVERED WITH PLASTIC OR A SIMILAR MATERIAL TO KEEP DUST OFF ITEMS STORED.

LESSEE AGREES NOT TO STORE ITEMS OF SENTIMENTAL VALUE, AND NOT TO STORE PROPERTY WITH A VALUE EXCEEDING \$5,000 WITHOUT WRITTEN NOTIFICATION TO THE LESSOR.

_____ make checks payable to
www.apartmentsfayette.com

_____ for LESSEE

_____ for LESSEE

Do whatever is easiest for you: call us at 419-335-2778, or fill out and sign yellow high lighted areas in Lease Agreement; put top copy and check for a month's lease into drop box (West end of East Storage building on North side), or mail top copy of agreement and check for a month's lease to 15370 County Road K, Wauseon, Ohio 43567.