

GREEN ACRES LEASE AGREEMENT

GREEN ACRES SELF STORAGE LLC
W196 N7580 F&W CT. (P.O. Box 301)
LANNON, WI 53046
(262-255-3443)

Address all checks to: GREEN ACRES SELF STORAGE LLC
(Please include unit #) P.O. Box 301
Lannon, WI 53046

1. RENT IS TO BE KEPT CURRENT. The rent period is from the First to the Last day of the month. **Rents are DUE and PAYABLE ON or BEFORE the FIRST day of each month. A LATE FEE of \$20.00 a month per month is assessed on the 5th day of the month.** Lessor shall have a lien on any and all property stored at Green Acres 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. The Lessee property is considered abandoned after rent is 30 days past due and Lessor may dispose of the Lessee abandoned property. NO OUTSIDE STORAGE without a LEASE. Outside storage FEE IS CHARGED and PAID QUARTERLY! Green Acres does not send out billing statements. Mail payment several days before the first of the month and annotate unit number.

Mail checks to: GREEN ACRES SELF STORAGE LLC
P.O. BOX 301
LANNON, WI 53046

REFERENCE RATES ARE:

- | | | | | |
|--------------------|---------------------|---------------------|---------------------|-----------------------|
| a. 5x10 @ \$45.00 | d. 10x15 @ \$85.00 | g. 13x20 @ \$135.00 | j. 10x40 @ \$195.00 | l. Bounced Ck \$35.00 |
| b. 5x15 @ \$60.00 | e. 10x20 @ \$100.00 | h. 10x30 @ \$145.00 | k. 20x40 @ \$360.00 | m. Lost Key \$10.00 |
| c. 10x10 @ \$65.00 | f. 10x25 @ \$125.00 | i. 20x20 @ \$195.00 | | n. Lost Lock \$30.00 |

2. Lessee will be given 30 (THIRTY) 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 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. Should the Lessee fail to occupy the above premises, deposits accompanying this agreement may be retained by the Lessor, at the Lessor's option as liquidated damages.
5. 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; and if the Lessee is absent from the premises and the 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.
6. 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.
7. 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.
8. Lessee is not to alter or change the interior appearance of the unit without the Lessor's authorization.
9. Said premises are Not To Be used for pressure paint spraying, auto or mechanical work.
10. **Gasoline, Flammable Liquid, Explosives or any Hazardous Material or Fire Hazard is NOT** to be stored on the premises.
11. Do not Plug into outlets: Space Heaters, Air Compressors, Freezers and Refrigerators
12. Lessor is Not Responsible for the Lessee automobile, equipment or other personal belongings. Mold and mildew are possible. It is the Lessee's RESPONSIBILITY TO HAVE INSURANCE on their belongings. Lessee should obtain RENTER INSURANCE. Personal property stored shall not exceed \$5,000.00. Items of sentimental value are not allowed to be stored in the leased space.
13. For added security Lessee may add their own security lock. Lessee is responsible for removing snow in front of Lessee's unit.
14. Put wood, plastic or other nonconductive material under contents to insulate from the concrete. Concrete floors can get damp.
15. When vacating premises: the entire unit, and in particular the floors and walls, should be in leasable condition.
16. **LESSEE ADDRESS AND PHONE NUMBER MUST ALWAYS REMAIN CURRENT!**

UNIT SIZE: _____ UNIT # _____ Key # _____

SECURITY DEPOSIT @ \$ _____ RENT PER MONTH @ \$ _____ TOTAL COLLECTED \$ _____

LESSEE NAME (Print) _____

ADDRESS: _____

PHONE # _____ D.O.B. _____ WORK PHONE # _____

LICENSE # _____ PLACE OF EMPLOYMENT _____

Charge Card # _____ EXP. _____

THIS AGREEMENT made (date) _____ by and between GREEN ACRES SELF STORAGE LLC herein called Lessor

X and _____ herein called Lessee.

EMAIL _____