

Badger Mini Storage of Waupun, LLC
P.O. Box 469
Sun Prairie, WI 53590
920-379-8484
608-213-2998

STORAGE LEASE AGREEMENT

This Agreement is made by and between Badger Mini Storage of Waupun, LLC, hereafter called Lessor, and _____ Lessee, on this ____ day of _____, 2____, upon the following terms and conditions.

1. Lessor does hereby lease to Lessee, Unit Number ____ located at 1348 W. Brown St, Waupun, WI . Said Lease commences on the ____ day of _____, 2____, and expires with a thirty (30) day written notice.

First Rental payment will consist of \$_____ which is the prorated amount for the balance of the first month's rent and \$_____ which represents the Security Deposit (Equal to One Month's Rent) and is subject to the specifications in this Agreement. Thereafter \$_____ is to be paid before the first of the month for the duration of the lease. Make check payable to:

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2. Payment of Security Deposit \$_____, represents a clean-up deposit. Clean-up deposit shall be returned to Lessee by Lessor at the expiration of the term hereunder, less sum to which the Lessor shall be entitled in reimbursements for damage to the leased premises or for expense incurred by Lessor to clean premises and return same to the condition of said premises at the commencement of this lease, normal wear and tear accepted.
3. Billing. You will **not** receive a bill. Your rent payment is due by the first of the month. A \$1.00 per day late fee will be assessed (Maximum of \$25.00 per month) for rents not paid by the first of each month. There is no refund for unused days if you vacate before the last day of the month. Badger Mini Storage reserves the right to change storage rates with a 30 day prior written notice to customer.
4. Uses. You shall have access to the rental space only for the purpose of storing and removing personal property. The rental space shall not be used for residential purposes. No rummage sales, and no service or mechanical work are to be done on these premises. You agree not to store any hazardous materials, explosives, highly inflammable materials, foods or any other goods that may cause danger or damage to the rental space. You agree that personal property and rental shall not be used for any unlawful purpose. You agree not to commit waste, nor alter or affix signs in the rental space, and agree to keep the rental space in good condition during the term of the rental agreement.
5. Liability. Lessee agrees to fully and promptly comply with all rules and regulations set forth by Lessor, or by any legitimate local authority, governing the use of said leased premises. Lessee shall suffer no damage to the leased premises and agrees to deliver full and complete possession of the premises, upon the termination of this rental agreement, in the same condition as said premises existed at the commencement of this rental agreement, normal, fair wear and tear is accepted. Lessee further agrees to hold Lessor harmless from any and all claims, causes of action, lawsuits other liabilities arising from or as an incident of Lessee's use or occupancy of all or any part of the leased premises by Lessee, whether said property is owned by Lessee or by another, and Lessee understands and agrees to provide at their sole expense any and all insurance coverage for said stored property which Lessee or the owner of said property deems desirable, and Lessee assumes the possession and use of the leased premises under the terms of this agreement at Lessee's sole and exclusive risk as to said property.

Lessor makes no representation as to the premises being waterproof or break-in proof.

6. Lien. In the event that payment is not received seven (7) days after payment is due, Lessee is considered in Default. Upon default by you of any obligation under this rental agreement, you shall be denied access to the personal property contained in the rental space, at the storage facility, until such time that the default has been remedied and the total balance on your account has been paid in full. You shall be permitted to have access to the rental space for the purpose of viewing and verifying the contents of the rental space. In addition to the rents and charges agreed upon and provided for in this rental agreement, you shall be liable for all costs, fees and expenses, including attorney's fees, reasonably incurred, incident to your default, present or future, for the preservation, storage, inventory, advertisement, and sale of the personal property stored in the rental space, or other disposition, and to enforce the rights provided for, under this rental agreement.

LESSEE INFORMATION

NAME _____ SS# _____

STREET _____

CITY _____ STATE _____ ZIP _____

TELEPHONE _____

EMAIL ADDRESS _____

EMPLOYER _____

STREET _____

CITY _____ STATE _____ ZIP _____

TELEPHONE _____

ALTERNATIVE CONTACT _____

TELEPHONE _____

AGREEMENT VERIFICATION

I understand that this self-storage facility: (1) is a commercial business renting space and is not a warehouse; (2) is not responsible for loss to my property; (3) does not provide insurance on my property for me; and (4) requires that I provide for my own insurance coverage or be "self-insured" (personally responsible for my own loss).

Signature: Lessee

Signature: Lessor

Date