

My Place

STORAGE, LLC

1967 S. Ash St. - Buffalo, MO 65622 - 417-838-6543 : Chad

STORAGE LEASE AGREEMENT/TERMS & CONDITIONS

PAYMENTS TO BE MAILED TO PO BOX 313, BUFFALO, MO 65622.

This storage lease agreement is entered by and between My Place Storage, LLC ("Owner") and _____ ("Lessee") on _____, 20____. Owner and Lessee may collectively be referred to as the "Parties". Owner hereby leases the storage space, UNIT # _____ at 1967 S. Ash St, Buffalo, MO 65622. 1st Months rent is prorated and is due upon contract signing. First month rent is just \$1 a day for each day left in the month, on all units except for 13-23, 16-26, & 20-30, which are \$1.50. Following month(s) rent is due on the 1ST OF EVERY MONTH and is _____ PER MONTH.

Parties agree as follows:

1. Landlord does not become bailee of Tenant's property and Landlord does not accept control, custody, or assume any responsibility for the care of tenant's property.
2. Tenant is to provide his/her own lock. If the lock is removed from the storage space, this could serve as notice that tenant has terminated the lease. Landlord should be notified of any plans to terminate the lease 10 (ten) days prior to vacating. Upon termination, storage space must be cleaned out and free of any trash of a \$25.00 clean-up fee will be issued.
3. Landlord shall have right to enter said premises at time of emergency, to inspect, or to do repairs, and if necessary, Landlord shall have right to move tenant's goods to another space. Landlord shall not be responsible for damage &/or replacement of lock caused by removal due to past due rent, or an emergency situation requiring access to the building, such as a fire.
4. Tenant shall not conduct any type of sale or use the storage space as a place of business, repair shop, or mailing address for any unlawful purposes
5. Prior to placing any personal property into storage, tenant shall deliver written statement to the Landlord containing the name and address of anyone having a valid lien against any personal property to be stored, pursuant to Statute 415.410 (3).
6. Tenant hereby agrees that Landlord shall have a lien and security interest in all of tenant's property stored at said premises in the event of default in payment of rent for a period of the ten (10) days after the rent becomes due. The tenant hereby authorizes landlord to seize and take possession of tenant's space by placing Landlord's lock thereon, should default in payment of rent continue after reasonable notice given to tenant at the address shown below on this contract. Landlord is hereby authorized to remove tenant's lock and to sell tenant's goods at public or private sale and to apply proceeds to the payment of rent and other sums due to landlord including costs of the sale. Tenant shall be liable for any deficiency remaining after sale of goods.
7. Tenant shall pay a late charge of \$10.00 on all rent not paid within 5 days of the due date. A return check is subject to a charge of \$25.00

8. Tenant bears all risk of loss or damage to the personal property stored by tenant, regardless of how loss is caused, including loss caused by fire, water, storm, theft, utilities, insects, or rodents. Landlord will not provide any insurance for renter's contents.
9. Tenant shall not store highly flammable materials or goods, explosives, perishable foods, and illegal items such as stolen property, drugs, including materials, or equipment to manufacture drugs, live animals, materials or goods which emit odors.
10. Tenant shall not sell, assign, or sub-lease this contract without the written consent of Landlord.
11. Tenant has 10 days to remedy any breach of this contract without written consent of Landlord.
12. Both parties acknowledge that valid notice shall be made upon the other, by mailing a copy of such notice, postage prepaid in the United States mail to the address listed below, such notice shall be in lieu of any other notice that might be required by law.
13. Tenant shall be responsible to notify the Landlord in writing of any address or telephone number changes.
14. Tenant shall have access to space.

Rent prices are as follows: Units 1-10 are 10'x12' and rent is \$35/mo
Units 13-23, 16-26, & 20-30 are 10'x20' and rent is \$50/mo
All other units are 10'x10' and rent is \$30/mo

Send ALL PAYMENTS TO:
 My Place Storage, LLC
 PO BOX 313
 Buffalo, MO 65622
 (417) 838-6543

TENANT INFORMATION:
 NAME _____
 ADDRESS _____

 PHONE _____
 DRIVERS LIC# _____

 LANDLORD SIGNATURE

 TENANT SIGNATURE - DATE

Paid _____ Check # _____ or Cash. Received by: _____