

MAXISTORAGE

Rental Agreement

This is a lease. This lease is dated _____, 20____. It is a legal agreement between the Tenant and the Landlord to rent the property described below. The word LANDLORD as used in this lease means **MAXISTORAGE** and the Landlord's address is: **P.O. Box 428, Alexandria, MN 56308**. The word TENANT as used in this lease means: _____.

This lease is a legal contract that can be enforced in court against the Landlord or the Tenant if either one of them does not comply with this lease.

- Description of Property.** The property is located at _____ **715 22nd Ave. E., Alexandria, MN**
_____ **761 Genes Rd. SE, Alexandria, MN**
In the County of Douglas, State of Minnesota.
- Term of Lease.** This lease is month to month. Rent and fees may be changed at any time by giving the tenant at least thirty (30) days written notice at the last known address.
- Rent.** Amount: The rent for the _____ X _____ Storage Unit # _____ is _____ Dollars. (\$ _____) per month. Deposit of \$ _____. The rent payment must be paid on or before the first of the month at Landlord's address. **NO STATEMENT OR BILLS WILL BE SENT.** If rent is received after the 5th of the month, a \$10.00 late fee will be charged. If rent is not paid by the 15th of the month, your unit will be locked and a \$20.00 fee will be charged to unlock your unit. NSF checks will be collected and charged. A \$6.00 fee will be charged for any certified letter sent to you and \$60.00 for any auction notice of publication and process.
- Quiet Enjoyment.** If Tenant pays the rent and complies with all other terms of this lease, Tenant may use the property for the term of this lease. The property will not be used by the Tenant or others acting under his/her control to manufacture, sell, give away, barter, deliver, exchange or distribute a controlled substance in violation of any local, state or federal law. No public or private sale may be held on the property. Landlord may enter this unit at any time without notice to inspect, etc.
- Assignment and Subletting.** Tenant may not assign, sublet or permit any other person to occupy this unit.
- Surrender of Premises.** Tenant shall give Landlord possession of the property when this lease ends. Property shall be left in as good condition as it was when lease began, with the exception of normal wear and tear.
- Default.** If Tenant violates a term of this Lease and the Landlord does not terminate this Lease or evict Tenant, Landlord may still terminate this Lease and evict Tenant for any other violation of this Lease.

8. Landlord's Lien Rights. If Tenant Defaults, Landlord may declare a Default and terminate the agreement, obtain a legal claim or lien on the Property, deny Tenant access to unit, enter unit to inventory and/or move it at Tenant's expense and risk, sell Tenants property at a public or private sale. Tenant will reimburse Landlord for any costs incurred, including collection and attorney's fees.

9. Abandoned Personal Property. When Landlord recovers possession of the Property, then Landlord may consider Tenant's personal property on or in the Property to also have been abandoned. Landlord may then dispose of the personal property in any manner that the Landlord thinks is proper. Landlord shall not be liable to Tenant for disposing of the personal property.

10. Insurance. Landlord DOES NOT provide insurance for Tenant's Property. Tenant stores property at his/her own risk. Tenant agrees to maintain his/her own insurance policy. Tenant understands they are renting NON-climate controlled storage. Moisture can occur during heavy rains, humidity and each spring when the frost comes out of the ground. Cement can sweat, it is tenants responsibility to check their unit for any moisture before any damage may occur to their stored goods. When storing furniture, always use pallets or 2x4's. NEVER put furniture directly on the cement floor. NEVER use tarps as they collect moisture. Also we recommend not packing things so tightly that air cannot circulate inside the unit.

11. Notice. **A Thirty (30) day notice is required when vacating your unit. Deposit will be returned within 30 days after 30 day notice expires if no damage has occurred and no items left to be disposed .** If a 30 day notice is not given, you will forfeit your deposit . If you give a 30 day notice and do not move out on that 30th day, without contacting Landlord, you will forfeit your deposit and/or be charged another month's rent. There is a \$15.00 charge if unit is not swept.

Owners Signature

320-763-5003

TENANT:

Print Name _____

Sign Name _____

Address _____

Email _____

Phone _____

Alternate Phone _____

Alternate Address _____

Employer _____