

Hilltop Storage

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Hilltop Mini Storage Agreement

This lease agreement made between G & S Enterprises, a company doing business in Gainesville, Ozark County, hereinafter called lessor, and _____, called lessee, witnessed: That lessor does hereby demise and lease unto lessee locker-room number _____ in a building known as a storage room for storing personal property (perishable, explosive, and highly flammable goods and material unacceptable), to have and to hold for a period of _____ months beginning on the _____ day of _____, 20_____. Lessee yielding and paying unto lessor the sum of \$_____ per month payable on the 1st day of each month in **advance** as rent for use of said premises. The storage room will be charged a \$_____ deposit for the unit. The storage room will be charged a fee of \$15.00, 5 days after rent is due and unpaid by lessee. Lessee agrees and covenants with lessor that he will not use said premises for unlawful purposes, and that he will pay rent when it comes due; that he will keep said premises in good condition. Lessee will, at his own expense, obtain insurance of any of the property stored on the said premises, and that the lessor will not be responsible for damage, if any, to said property caused by fire, theft, water, or otherwise and further:

That in addition to such liens and remedies provided by law to secure and collect rent and cumulative therewith, lessor is given a lien upon all of lessee's property, now or at any time hereafter stored on said premises, and in case of default in the payment of said rent by lessee, lessor is authorized to seize and take possession of said property. If the rent is not paid within the time that is specified in a said notice, lessor may sell said property at public or

private sale for payment of said rent. Before sale of lessee's property, a letter of notice will be sent out with 15 days to become up to date. An overlook will be placed on lessee's unit. After account has been brought up to date the said overlook will be removed. Should lessee hold over and retain possession of said premises after the expiration of the lease, his occupancy of said premises shall be as a tenant from month to month at below monthly rate and all conditions contained herein shall continue in full force and effect as long as lessee retains possession of said premises. Any breach of the foregoing covenants of lessee, shall, at the opinion of lessor, terminate this lease, then lease shall become null and void. Deposits will be mailed out within 30 days of notification of vacating property if after inspection of unit is found to be clean and with no damage.

_____ this _____ day of _____ 20_____

Lessee's Signature

_____ Lessee

_____ Address

_____ City, State, Zip

_____ Phone (home and cell)

_____ E-mail address

Units sizes and prices

A (5X10) \$35.00 per month

B (10X10) \$45.00 per month

C (10X20) \$60.00 per month

D (20X30) \$130.00 per month

E (10X12) \$55.00 per month

Deposits for all units are one month's rental fee.

NOTICE: Please use a good quality disc lock to help ensure security!