

STEINLE STORAGE LLC

This agreement entered into this date _____ between Steinle Storage LLC, the lessor and _____, the lessee. The lessee agrees to pay the amount of \$ _____, payable monthly in advance, the lessor agrees to lease to the lessee unit # _____ located at 6775 Hwy 34 Rudolph, WI starting _____ and month to month thereafter until **terminated by either party upon thirty day written notice.**

The lessee agrees to the following rules:

1. Will not obstruct the entrance to the units.
2. The premises will not be used for illegal purposes.
3. No flammable liquids or explosive materials will be kept in the unit. Portable fuel tanks should be emptied or removed from the unit.
4. Lessee should provide his own insurance and security lock.
5. Lessor should be notified of any change of address by the lessee.
6. Lessee agrees to keep the unit clean and in the same condition as when leased.
7. Lessee will not attach or affix anything to the interior or exterior of the unit without permission.
8. Lessor reserves the right to increase rent subsequent to a 30 day written notice.
9. **Lessor will not bill when rent is due. It is the Lessee's responsibility to pay on or before the 1st of each month.**
10. Lessee agrees to pay \$25.00 for any and all checks returned to lessor as a result of non-sufficient funds.
11. **Lessee cannot use security deposit for last month's rent, and last month's rent will not be prorated.**
12. **A 30 day written notice is required for Security Deposit Refund.**

If the lessee fails to pay the rent on or before the 7th day following the rent due date, the lessee agrees to pay, in addition to the rent due **a late payment of \$10.00.** If the lessee fails to pay the rent on or before the 14th day following the due date, this lease is terminated and the lessee will be notified by certified mail. The lessee will have seven (7) days after being notified by mail to remove all property and contents from the unit. (The storage facility operator has a **LIEN ON PERSONAL PROPERTY STORED IN A LEASED SPACE AT THIS FACILITY AND MAY SATISFY THE LIEN BY SELLING THE PERSONAL PROPERTY AS PROVIDED IN SEC. 704.90 WI STATS.,**) All notices will be mailed to the address below or to the last known address. The lessee is to notify the lessor of any change of address.

It is clearly understood that the lessor is not responsible for loss or damage to property placed upon the leased premises against burglary, freezing, hail, lightning, fire, explosion, or loss or damage by any other casualty that may be lawfully the subject of insurance. Also the lessor is not responsible for loss, personal injury or death to the lessee, lessee's agent, guest, or employee while said person is on the lessor's premises.

The lessee shall insure and keep insured against loss or damage of any property placed on the premises of the lessor.

The lessor shall not be responsible or held liable for damage caused by failure to keep the premises in repair or for damage arising from the acts or neglect of co-tenants or other co-occupants of the building.

The lessee agrees to comply with all rules and regulations of the lessor as described above. The lessee agrees that a security deposit, equal to one month's rent, may be retained by the lessor and will be refunded to the lessee if all rent is paid and the unit is left in the same condition it was received. Any damage caused by the lessee shall be rectified by the lessor and the cost therefore be deducted from the security deposit.

The lease cannot be assigned, nor the premises sublet, without the written consent of the lessor.

The lessor has the right to lock storage unit if payment is over due after the 7th day of the month.

Agent: _____ Date _____

Lessee: _____ Date _____

Address: _____

Telephone: _____

Send Payments To:
Steinle Storage, LLC.
6907 Rocky Run Drive
Rudolph, WI 54475
Phone: 715-340-3552

Security Deposit Paid: _____

Payment Type: Cash _____ √ Check # _____