

SEMPER FI STORAGE LEASE AGREEMENT

This agreement entered into this date, _____, between Semper Fi Storage, 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 31, 41, or 51 Merwin Way (Circle one.), Fond du Lac, WI starting this _____ day of _____, 20____ and month to month, thereafter, until **terminated by either party upon thirty days written notice. First month's rent will be prorated if not rented on the first of month.**

The lessee agrees to the following rules:

- 1. Will not obstruct the entrance to any 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. Lessee responsibility to pay on or before the first of each month.**
10. Lessee agrees to pay \$25.00 for any and all checks returned to the lessor, as a result of non-sufficient funds.
11. **Lessee can not use the security deposit for last month's rent, and last month's rent will not be prorated. 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 \$25.00. 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. If the lessee fails to do so, the lessor will consider the property abandoned, a lien will be placed on the property, and will arrange for removal and sale, in accordance with the law. All notices will be mailed to the address below or to the last known 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 the storage unit, if payment is overdue after the 7th day of the month.

We recommend that you do not place your belongings directly on the concrete floor to help avoid moisture problems.

By: _____ Lessee: _____

Date: _____ Address: _____

Send Payments To:

Semper Fi Storage, LLC

PO BOX 1703

Fond du Lac, WI 54936-1703

Phone: 920-952-0319

Telephone: _____

\$ _____ Security Deposit Paid

Payment Type: Cash \$ _____ √ Check # _____ \$ _____