

**Executive Storage Suites
Wyzgыз, LLC**

RENTAL AGREEMENT

This agreement dated _____ between **Tenant** (hereinafter referred to as “**LESSEE**”) and Executive Storage Suites, also known as Wyzgыз, LLC (hereinafter referred to as “**MANAGEMENT**”).

MANAGEMENT does hereby rent to **Lessee** _____, **Unit** _____ in a building located at 2481 Executive Drive, East Troy, WI 53120 to be used as storage for personal or business property at the monthly rate of _____ .00/mth (per current published scheduled in effect) plus a Security Deposit of one month’s rent, all payable with the signed lease. Rent may be prorated if agreement signed and access granted in for less than a full month. Signed Lease and payment must be made online or in person before access is granted, unless prior approval given by Management.

All payments made to **MANAGEMENT** pursuant to the agreement shall be applied first to administrative and late charges, then the balance of accrued and unpaid rent. This agreement shall expire on the last day of each month and automatically renew for one (1) additional month, **SUBJECT TO THE CONDITIONS ON PAGE 2, AND 3 OF THIS AGREEMENT.**

Management will accept cash, check, credit card, debit card, money orders or online payment as proper payment for monthly rental or other payments.

Rental payments should be made in advance. Payments made after day 5 of the month are subject to a \$25.00 Late Charge. Mailed payments must be postmarked by day 3 of the month to avoid a Late Charge. A returned Check is subject to a charge of \$50.00. MANAGEMENT RESERVES THE RIGHT TO DENY ACCESS TO THE UNIT IF PAYMENT IS NOT MADE.

LESSEE shall give MANAGEMENT a ten (10) day notice to vacate in order to avoid responsibility for the payment of the next month's rent.

LESSEE acknowledges that **MANAGEMENT** does not carry any insurance which, in any way covers any loss whatsoever that **TENANT** may have or claim by renting the Storage Unit. All property stored in the Storage Unit shall be at **TENANTS'S** sole risk.

LESSEE ACKNOWLEDGES THAT HE HAS READ THE TERMS AND CONDITIONS ON PAGES 2, AND 3, OF THIS AGREEMENT.

NOTICE OF LIEN: Pursuant to Wisconsin law the Operator has a lien on LESSEE'S stored property for rent and other charges. Management may sell Lessee's property in accordance with section 704.90 of the Wisconsin Statutes if Lessee fails to pay rent and other charges when due.

Lessee Signature(s)

DATE

Print Lessee Name(s)

Lease Terms & Conditions

1. Lessee further covenants to Management that at the expiration of terms of this Lease, peaceable possession of the premises shall be given to Management, in as good condition as at inception of lease excepting normal wear and loss by fire; and Lessee agrees not to let, sublet, or assign in whole or part any of the premises without the express written consent of Management. Lessee agrees not to affix shelving or other articles to the walls, ceiling or doors. Tenant must provide a lock and keep unit locked at all times, using only one lock per unit door hasp. If Management has to provide a lock, the cost will be \$25/month until the Tenant provides a lock (no proration). If more than one lock is found, Lessee will be subject to a \$20.00 fee for the extra lock removal.

2. Lessee shall not place or keep in the premises explosives, contraband, flammable liquids or other goods prohibited by the law and agrees to abide by any rules promulgated by Management governing the use of these premises. Lessee agrees to empty all liquids including but not limited to gasoline, oil, antifreeze or any other flammable liquid from all motorized vehicles stored in premises. Lessee shall not permit damage to the premises and shall indemnify and hold Management harmless from any claim or cause of action arising out of Lessee's use of the premises. Lessee assumes responsibility for any loss or damage to property stored by Tenant in the premises and may or may not elect to provide insurance coverage for the same.

MANAGEMENT DOES NOT MAINTAIN INSURANCE FOR THE BENEFIT OF LESSEE, WHICH IN ANY WAY COVERS ANY LOSS WHATSOEVER THAT LESSEE MAY HAVE OR CLAIM BY RENTING THE STORAGE SPACE OR PREMISES AND EXPRESSLY RELEASES MANAGEMENT FROM ANY LOSSES AND/OR DAMAGES TO SAID PROPERTY CAUSED BY FIRE, THEFT, WATER, RAINSTORMS, TORNADO, EXPLOSION, RIOT, RODENTS, CIVIL DISTURBANCES, INSECTS, SONIC BOOM, LAND VEHICLES, UNLAWFUL ENTRY, OR ANY OTHER CAUSE WHATSOEVER, NOR SHALL MANAGEMENT BE LIABLE TO LESSEE AND/OR LESSEE'S GUEST OR INVITES OR AGENTS WHILE ON OR ABOUT MANAGEMENT PREMISES.

3. All leases expire on the last day of each month. Management may terminate said lease at it's option if Lessee is not in full compliance with the terms of this Lease, subject to Management's approval. **LESSEE'S FAILURE TO VACATE THE PREMISES OR REMOVE THEIR LOCK ON THE LAST DAY OF THE MONTH AUTOMATICALLY RENEWS THE LEASE FOR ONE (1) MONTH.**

4. Lessee agrees to give Management ten (10) day notice of his intention to vacate his storage unit. **THERE ARE NO PRORATED RENT REFUNDS IN THE EVENT THE UNIT IS VACATED BEFORE THE LAST DAY OF THE MONTH.** If the unit is vacated on or after the first of the month, a full month's rent is due. The storage unit must be broom clean, emptied, in good condition - subject only to usual and customary wear and tear, and ready to re-rent.

5. Rental payments are due on the first (1st) of each month without demand. **MANAGEMENT DOES NOT SEND OUT BILLINGS FOR MONTHLY RENTAL CHARGES.** Payments made after day 5 of the month are subject to a \$25.00 Late Charge. Mailed payments must be postmarked by day 3 of the month to avoid the Late Charge. If rental payments are not paid in full within five (5) days of the due date, including Late Charge, and/or Returned Check Charge, and other charges as set forth in this agreement, MANAGEMENT may, at it's option, declare the Lessee in default. No notice need be given of default.. Please pay online, mail your payment or bring it into the office. Management reserves the right to deny lessee access to the unit if payment is not made.

6. **MANAGEMENT** may, at it's option, take possession of the goods in the Storage Unit on or after day 8 of the month if full payment is not received by the date. **Taking possession of the goods shall consist of**

over-locking the Storage Unit door to prevent Lessee's access to the Storage Unit until all rent and late fees are paid in full.

_____ (initials)

Page 2

7. The property in Storage Unit may be sold to satisfy the lien if Lessee is in default. If Lessee's payment is not received by the 15th of the month, Management will process the unit for public auction. **MANAGEMENT** shall have a lien on all personal property stored within each Storage Unit for rent, labor, or expenses reasonably incurred in the sale, pursuant of Section 704.90 of the Wisconsin Statutes. All moving, storage and/or sales costs associated with sale of goods shall be borne by Lessee. After lien against the personal property in the unit arises, **ONLY A PAYMENT IN THE FULL AMOUNT OF THE LIEN WILL BE ACCEPTED TO SATISFY LIEN, PARTIAL PAYMENTS WILL NOT STOP ANY AUCTION PROCEDURES OR LEGAL ACTIONS.**

8. Management may, at it's option, **REMOVE THE LESSEE'S LOCK AT LESSEE'S EXPENSE TO APPRAISE STORED GOODS FOR SALE. The administrative charge for lock cutting is \$20.00.** Management may at this time move property to another location to be stored and Tenant agrees to be solely liable for any damage, loss or expenses incurred by his action. And the parties agree that Management shall have a lien upon all personal property stored in the unit to secure payment of this charge, as well as all other charges owed to Management. **If the rental account is brought current, Management shall remove its lock.** It is the tenant's responsibility to replace the lock at the time of payment to insure the security of the storage unit and to secure storage unit by a lock (only one lock per unit door hasp). Management will not, at any time, supervise the use of the unit. The safety of the items stored by the lessee is the sole responsibility of the tenant

9. In the event Management is required to obtain the services of an attorney to enforce any of the provisions of this Lease, Lessee agrees to pay those additional costs incurred in addition to the sums due hereunder.

10. Management will have the right in the event of an emergency to enter the storage unit with whatever reasonable force is necessary. They may at their discretion, deny access to premises in case of inclement weather or emergencies.

11. A returned check is subject to a charge of \$50.00, which shall be considered part of the rental. Unit shall be in default and over locked by Management, until amount of the returned check, returned check charge, and any additional charges due are paid in full. Payment must be made by money order or certified check.

12. The Monthly Rental rate, deposit amount, late charge, cut-lock, and returned check charge are each subject to increase on day 1 of each month. Lessee shall be given thirty (30) days written notice of such increases and this Lease shall be deemed to be so altered if the Lessee continues his occupancy beyond the effective date of the increase. Notice shall be deemed given when Management deposits first-class mail, postage prepaid to Lessee at address given on this Lease or official change of address. Lessee shall apprise Management of any change in his/her mailing address in writing within twenty (20) days of such change. A new Lease does not have to be executed for any new rental rate increase.

13. All Lessee's in default or tenants having prior returned checks, must pay by money order. All tenants must pay by check/money order. We accept payment via U.S. mail, by check or money order, or by credit card on-line or at the kiosk.

14. Any right granted herein to Management may be exercised by Management's Rental Agent or other representative or agent.

15. The covenants herein contained shall extend to and be binding upon the parties hereto, their heirs, executors, administrators and assigns.

