

REELSVILLE SELF-STORAGE LEASE AGREEMENT

THIS INSTRUMENT executed by and between Reelsville Self-Storage (Lessor) and _____ (Lessee), EVIDENCES THAT:

1. Lessor lets to Lessee and Lessee hires from Lessor self storage compartment No.____ at 6313W. CR 750 South, Reelsville, Indiana 47161 (Leasehold).

2. The term of this lease is month-to-month, Commencing _____ 1, 20____ (although Lessee may assume preliminary possession of the Leasehold for a single, shorter term hereunder prior thereto). This lease may be terminated by either Party as of the end of any month upon one months prior notice to either Party.

3. Lessee shall pay as rent for the Leasehold the monthly sum of \$_____ in advance on or before the first day of each month to the Lessor at P.O. Box #73, Reelsville, IN 46171 or at such other place as the Lessor may designate to Lessee. All rent shall accrue a late charge of \$5.00 for each 10 day period it remains due but unpaid; and all rent and late charges shall accrue interest at the annual rate of 18% and shall be paid without relief from validation and appraisal laws.

4. Lessee shall keep the Leasehold locked securely from all third persons at all times, except when Lessee is personally in and about the Leasehold, and shall immediately notify Lessor of lessees vacation of the leasehold.

5. Lessee may use the Leasehold for any lawful purpose, **except that** Lessees use of the Leasehold (I) shall be In full compliance with all applicable government rules and regulations, (II) shall be safe and prudent (which shall include, but not be limited to, always keeping animals, animal carcasses garbage and trash, and flammable, corrosive, poisonous or other hazardous substances away from the Leasehold), and (III) shall not damage or waste the Leasehold (which shall include, but not be limited to, never altering, adding to or reducing the Leasehold). Upon the termination of the Lease, the Leasehold shall be surrendered to Lessor broom clean and in as good condition as it is on the commencement of this Lease, ordinary wear and tear expected. Lessee will reimburse Lessor for any reasonable expenses associated with the removal or disposal of property left in the vacated leasehold. The Lessor may enter the Leasehold at any time to inspect it.

6. Lessor delivers and Lessee assumes possession of the Leasehold **as is**; Lessor does not expressly or impliedly warrant the fitness of the Leasehold for any particular purpose. Lessor shall **not** be responsible for any injury or damage to Lessees person or property, or to that of the Lessees family, friends or agents, in or about the Leasehold **regardless of the cause thereof**.

7. The presence of the Lessees person and property, and that of the Lessees family, friends and agents, in and around the Leasehold shall be at the **Lessees sole risk. Lessee shall indemnify** and hold the **Lessor** harmless from all losses and claims (including Lessors attorneys fees and other cost of damage negotiation and litigation) arising out of the presence of or use by Lessees person or property, or that of the Lessees family, friends or agents, in or about the Leasehold **regardless of the cause thereof**.

8. If Lessee shall fail to pay his rent within the first ten days of any month or shall, after 10 days notice from Lessor, fail to cure any default in the performance of Lessees obligation under this Lease, Lessor may (I) terminate the Leasehold by giving notice of

immediate termination to Lessee, (II) take possession of the Leasehold, with or without any legal process (and by overlocking the Leasehold or by cutting the Lessees lock or otherwise) and remove Lessees property from the Leasehold and/or (III) exercise any remedy available to it at law. Lessors failure to exercise any right under this Lease agreement in the event of a default by Lessee shall not prevent Lessor from thereafter exercising such right for the same or any other default; and no waiver of any breach or duty is owed. Lessee shall pay all of the attorneys fees and other expenses incurred in enforcing any of lessees obligations under this lease. To secure Lessees performance of his duties under this Lease, Lessee has made a non interest bearing deposit of \$_____ with Lessor and grants to Lessor a security interest in all of Lessees property located in or about the Leasehold. Upon 10 days notice to Lessee, Lessor may apply such deposit and/or property to satisfy all rents due (including, late charges and interest) and all cost incurred or to be incurred by the Lessor (including, but not limited to, attorneys fees) because of Lessees possession of the Leasehold or default of his obligation under this Lease or otherwise.

9. Any property left by Lessee in or about the Leasehold for more than three months after the termination of this Lease shall be deemed the sole property of the Lessor.

10. Notices given under this Lease shall be in writing and shall be deemed given when actually delivered or when mailed by certified or registered mail, postage paid, to-

Lessor: Reelsville Self-Storage

P.O. Box #73

Reelsville, IN 46171

(765) 672 -4008

Lessee: (name) _____

Street _____

City and State _____

Phone # _____

DLN _____

Email _____

Or such other address as either Party shall specify by written notice to the other Party.

I HAVE READ, UNDERSTAND AND AGREE TO THIS LEASE AGREEMENT

X _____
LESSEE

DATE