

MAXISTORAGE

Rental Agreement

This is a lease. This lease is dated _____, 20___. It is a legal agreement between the Tenant and the Landlord to rent the property described below. The word LANDLORD as used in this lease means MAXISTORAGE and the **Landlord's address is: P.O. Box 428, Alexandria MN 56308**. The word TENANT as used in this lease means: _____.

This lease is a legal contract that can be enforced in court against the Landlord or the Tenant if either one of them does not comply with this lease.

1. **Description of Property.** **The property is located at 761 Genes Rd. SE., Alexandria MN.** In the County of Douglas, State of Minnesota.
2. **Term of Lease.** This lease is month to month. Rent and fees may be changed at any time by giving the tenant at least thirty (30) days written notice at the last known address.

3. **Rent.**

a. Amount. The rent for the ___X___ Storage Unit #_____ is _____ Dollars.

(\$_____)per month. Deposit of \$_____.

The rent payment must be paid on or before the first of the month at Landlord's address. **NO STATEMENT OR BILLS WILL BE SENT.** If rent is received after the 5th of the month, a \$5.00 late fee will be charged. If rent is not paid by the 15th of the month, your unit will be locked and a \$20.00 fee will be charged to unlock your unit. NSF checks will be collected and charged. A \$6.00 fee will be charged for any certified letter sent to you and \$60.00 for any auction notice of publication and process.

4. **Quiet Enjoyment.** If Tenant pays the rent and complies with all other terms of this lease, Tenant may use the property for the term of this lease. The property will not be used by the Tenant or others acting under his/her control to manufacture, sell, give away, barter, deliver, exchange or distribute a controlled substance in violation of any local, state or federal law. No public or private sale may be held on the property.

Landlord may enter this unit at any time without notice to inspect, etc.

5. **Assignment and Subletting.** Tenant may not assign, sublet or permit any other person to occupy this unit.
6. **Surrender of Premises.** Tenant shall give Landlord possession of the property when this lease ends. Property shall be left in as good condition as it was when lease began, with the exception of normal wear and tear.

7. **Default.** If Tenant violates a term of this Lease and the Landlord does not terminate this Lease or evict Tenant, Landlord may still terminate this Lease and evict Tenant for any other violation of this Lease.

Notice will be sent to Tenant via US Mail to the last known address.

8. **Landlord's Lien Rights.** If Tenant Defaults, Landlord may declare a Default and terminate the agreement, obtain a legal claim or lien on Property, deny Tenant access to unit, enter unit to inventory and/or move it at Tenant's expense and risk, sell Tenant's property at a public or private sale. Tenant will reimburse Landlord for any costs incurred, including collection and attorney's fees.

9. **Abandoned Personal Property.** When Landlord recovers possession of the Property, then Landlord may consider Tenant's personal property on or in the Property to also have been abandoned. Landlord may then dispose of the personal property in any manner that the Landlord thinks is proper. Landlord shall not be liable to Tenant for disposing of the personal property.

10. **Insurance.** Landlord DOES NOT provide insurance for Tenant's Property. Tenant stores property at his/her own risk. Tenant agrees to maintain his/her own insurance policy.

11. **Notice.** A Thirty (30) day notice is required when vacating your unit. Deposit will be returned within 30 days after you vacate if no damage has occurred and no items left to be disposed of. If a 30 day notice is not given, you will forfeit your deposit. There is a \$15 charge if unit is not swept out. If you give a 30 day notice and do not move out on that 30th day, you will forfeit your deposit and/or be charged another month's rent.

Owner's Signature (320)763-5003

TENANT:

Print Name _____

Sign Name _____

Phone _____

Drivers License # _____

Employer _____

Address _____

Alternate Address

Name _____

Address _____
