

CLOVER STORAGE UNITS
W8814 CLOVERLEAF LAKE RD., CLINTONVILLE, WISCONSIN 54929
Rental Agreement

Date: _____
Lessee's Name: _____
Lessee's Address: _____

Lessee's Phone No. () _____
Driver's License No. _____

Lessor: Clover Storage Units, LLC
W8814 Cloverleaf Lake Rd.
Clintonville WI 54929
(920) 419-5011

Rental Unit Number: _____
Rental Amount: \$ _____ per month
Amount Due: \$ _____ (Prorated First Month)
\$ _____ (First Full Month)
\$ _____ (Deposit)
Total Due Now \$ _____

Term of Lease: Month to Month
Commencement Date: _____
Deposit Amount: \$ _____

Rent. Lessee hereby rents from Lessor the above-described Rental Unit for the above-described Rental Amount. The Rental Amount shall be prorated for the first month. Rent is due in advance and must be received by Lessor before 11:59 p.m. on the first day of each month during the term of the Rental Agreement. There is no grace period, regardless of holidays, weekends or otherwise. Late payments will be subject to a \$5 per day late fee, which fee will continue to accrue until the rental amount is paid in full. Any checks returned for non-sufficient funds or otherwise will incur a \$30.00 charge. This charge is in addition to any late fees. Rental rates are subject to change upon written notice from Lessor to Lessee. Rent paid is non-refundable. **Please remit monthly rental payments to: Clover Storage Units, LLC, W8814 Cloverleaf Lake Rd, Clintonville, WI 54929 or place in dropbox on side of storage building.**

Term. Except as otherwise indicated above, the term of this agreement shall be month-to-month beginning on the first day of the month and concluding on the last day of the month, provided, however, that this lease shall automatically renew for additional one month periods unless either Lessee or Lessor provides the other written notice of its intent to terminate this Agreement at least fifteen (15) days prior to termination of the current period. On termination, Lessee shall deliver the Unit in the same condition as the Unit existed at commencement of this Agreement. The Unit shall be swept and free and clear of any and all dirt and debris.

Deposit. Lessee shall pay Lessor, upon execution of this Agreement, the above referenced Deposit Amount. The reasonable cost of repairing any damages caused by Lessee and/or cleaning the Unit will be deducted from the deposit.

Use of Unit. The Unit may only be used for storage of personal property, provided, that Lessee shall not store any material which is toxic, hazardous, explosive, inflammable or combustible and, provided further, that unlawful goods, animals, perishable food and tires are specifically prohibited. No waste or refuse shall be dumped in or around the Unit. No hook, screws, nails or shelving shall be driven into the Unit.

Locks. Lessee is exclusively responsible for the care, custody and control of Lessee's personal property located in the Rental Unit. Lessee agrees to provide his or her own lock. Lessee agrees to provide Lessor with the a spare key or combination to said lock. The Unit must be secured with a lock immediately upon rental and must remain locked at all times. In the event that Lessor discovers that the Unit does not have a lock on it, the Unit shall be deemed abandoned and this Rental Agreement shall terminate.

Lessor's Duties. Lessor's sole duty to Lessee is to provide self-service storage space. Lessor is not a bailee or warehouseman of Lessee. Storage of any and all property within the Unit shall be at Lessee's sole risk. Lessor shall have no liability for loss or damage to any property stored in the Unit due to any cause, including, but not limited to, fire, flood, mildew, theft, rodents, or leakage. Lessor shall not be required to provide any utilities of any kind.

(ADDITIONAL TERMS AND PROVISION CONTINUED ON BACK)

By signing, Lessee Agrees to all terms and conditions on the front and back of this Rental Agreement.

Lessee:

Lessor: Clover Storage Units, LLC

Lessee

Angie Vandenberg, its Manager

Indemnification. Lessee hereby agrees to indemnify and hold Lessor harmless from and against any and all claims for damages to property or personal injury or death, including attorney's fees and costs, arising from Lessee's use of the Unit or Lessor's property.

Assignment and Subletting: Lessee shall not assign this Agreement nor sublet the premises or any part thereof. Lessor may assign this Agreement. Lessor may relocate Lessee at any time upon notice to Lessee to any unit of comparable size.

Notice: Any notice or other communications to be given shall be in writing and shall be served personally, or by U.S. mail, postage pre-paid, addressed to Lessee or to Lessor at the addresses listed above or to such other address as either party shall from time to time specify in writing served upon the other party.

Insurance and Taxes: Lessor does not insure personal belongings of Lessee. Lessee agrees to maintain an insurance policy covering Lessee's personal belongings. Failure of Lessee to provide insurance or to allow said insurance coverage to lapse will be a breach of this Agreement. In addition, Lessee shall pay when due any and all personal property taxes levied or assessed against Lessee's property situated at, on or in the Premises, if any.

Rules: Landlord may make such reasonable rules of tenancy as Landlord deems necessary. Tenant agrees to observe and comply with all such rules and any violation shall be deemed a breach of this Agreement. Landlord may make changes in the rules and shall give written notice of changes to Tenant at least fourteen (14) days before the new rules become effective. Tenant acknowledges receipt of the attached rules prior to execution of this Rental Agreement.

Entire Agreement: This Rental Agreement shall constitute the entire agreement between the parties. There are no covenants, promises, agreements, conditions or understandings, either oral or written between the parties other than set forth in said document. No modification, alteration, amendment, change or addition to this Rental Agreement shall be binding unless contained in a writing signed by both parties.

Lessor's Lien. Pursuant to Wisconsin Statutes Section 704.90, Lessor has a lien on the personal property stored in the Unit and the Lessor may satisfy the lien by selling the personal property if the Lessee defaults or fails to pay rent for the storage of personal property abandoned after the termination of this Rental Agreement. "Default" for purposes of this paragraph shall mean Lessee's failure to pay rent or other charges due for a period of seven (7) consecutive days after the due date. Upon Lessee's default, the unit may be over-locked by Lessor and Lessor shall have the right to terminate this Rental Agreement.

Pursuant to Wisconsin Statutes Section 704.90, Lessee is hereby allowed to specify the name and address of a person who, in addition to Lessee, Lessor is required to notify in the event Lessor sells the Lessee's personal property to satisfy the Lessor's Lien: _____.

Charges. Except as otherwise specifically provided, Lessee shall be charged \$25 per hour for all cleaning and other labor required, in addition to the cost of all materials and supplies. Lessee agrees that any and all charges may be deducted from Lessee's Deposit Amount.

Costs and Attorney's fees. Lessee shall pay all costs, expenses and reasonable attorney fees that may be incurred or paid by Lessor in enforcing the covenants and agreements of this Rental Agreement, whether or not litigation is commenced.

Right of Entry. Lessor and/or Lessor's agents may enter, without advance notice, the Premises at any time for any of the following purposes: (a) inspecting, maintaining, or repairing the Unit, (b) showing to prospective Lessees or purchasers the Unit, and (c) enforcing the terms of its lien.

Severability. If a court having jurisdiction shall deem any provision of this Rental Agreement invalid or unenforceable, then the remainder of this Rental Agreement, and the application of such provision to circumstances other than those as to which it is deemed invalid or unenforceable, shall not be affected thereby.

Binding effect. This lease shall be binding upon and inure to the benefit of the parties hereto, and their respective heirs, personal and legal representatives, successors and assigns.

Warranty. Lessee has been offered an opportunity to inspect the Rental Unit. Except to the extent required by law, Lessee disclaims any implied or express warranties, guarantees or representations as to the condition, safety and security of the Rental Unit or the Premises in which it is located.