

Stoneridge Storage, LLC

Storage Rental Agreement

Facility Location: 15045 State Highway 13 Reeds Spring, MO 65737

Web: www.stoneridgeselfstorage.com | **Ph:** (417) 593-0100 | **Email:** stoneridgesstoragehwy13@gmail.com | **Twitter:** @StnRdgStorage13

Mailing address for payments: 242 Sportsman's Cir Reeds Spring, MO 65737

A. This agreement dated _____, 20____ between _____, hereinafter referred to as ("tenant") and Stoneridge Storage, LLC, General Partnership, hereinafter referred to as ("landlord"), doing business in Stoneridge, County of Stone, Missouri.

B. Tenant hereby rents from landlord storage unit number _____ and size of unit (circle) 10X10 10X12 10X30 Custom Outdoor lot for auto/boat/RV parking Located at Stoneridge Storage, MO, Stone County, Missouri hereinafter ("premises").

C. Month to month, paying the landlord the sum of \$ _____, monthly, in advance, due on the first (1st) day of each month.

D. Landlord acknowledges receipt of \$ _____, as the first **(1st) month's rent (which has been prorated)** to the first day of the month where applicable).

E. This agreement shall expire one day prior to the start of a new month, and may extend month to month, as long as account remains paid current. Payments are due the first (1st) of each month, and thereafter a \$5 charge that will apply for each 10 days delinquent payment until paid current. Returned check fees will apply in the amount of \$25. Two weeks notice is required prior to termination of agreement for full deposit to be refunded, otherwise, fees apply to the completion of the current month's rate. If tenant vacates without notice, prior to the end of the said 30 day period, tenant surrenders said deposit and may be responsible for damages that apply. Remaining deposits owed to current paid and compliant tenants will be mailed within 30 days of unit clean-out and inspection.

F. Landlord acknowledges receipt of **\$50.00 clean-up deposit**, said deposit will be refunded to qualifying tenants upon completion of reasonable lease completion and clean out of facilities. All debris must be removed from premises by tenant from the property.

G. Tenant acknowledges that **landlord does not carry any insurance which in any way covers whatsoever, on the property and stored on said premises**. Landlord shall not be responsible for losses or damages to said property caused by fire, theft, water, rain, storm, tornado, explosion, riot, rodents, civil disturbance, insects, sonic boom, natural and unnatural causes of all descriptions. All property stored on the premises shall be a tenant's sole responsibility to insure.

H. Tenant understands and agrees to the STORAGE OF DANGEROUS GOODS: ITEMS NOT ALLOWED on the Space include dangerous chemicals, explosives, ammunition, gasoline or other flammable liquids, other than gasoline in the gas tank of the Unit, oil or wet rags, perishable or packaged foods not in sealed cans, illegal or stolen goods, or any other items which constitute a potential hazard or inconvenience to other Customers.

I. Tenant acknowledges he/she has read the conditions on this agreement and is bound to these terms.

First & Last Name of Tenant(s): _____

Address: _____ City: _____

State: _____ Zip: _____

Home Phone: _____ Cell Phone: _____

License Number: _____

Email Address: _____

Tenant Signature: _____

Dated: _____