

#1. Automatic Renewal. This storage rental agreement shall be automatically extended unless the Lessee, in writing, delivers to Lessor a written notice of their intention to terminate this agreement Thirty days prior to the end of the then current rental month. Failure to give a written notice will cause forfeiture of the performance deposit. Abandonment of the unit by lessee prior to the end of a rental month shall not entitle lessee to a refund of rent. When the unit is left unlocked for a period of five successive days it will be considered as abandonment of that unit.

#2. Deposit refund. Lessee shall quietly deliver up the unit on the day of the termination of this agreement, for whatever reason, "broom clean" and in as good of condition as the same was when received. Reasonable wear is expected. Lessee shall pay all sums due hereunder, in which event the performance deposit shall be refunded within thirty days of termination, provided lessor is satisfied that, all sums hereunder are current; the unit is broom clean; and the unit is not damaged. The performance deposit will be applied to rent or charges due prior to termination.

#3. Acceptable Items. The unit may be used and occupied only for the purpose of storing business or personal property. Lessee shall not use the unit for storage of living animals, their carcasses, flammable chemicals, food, Or other hazardous material, the storage of which, in a storage unit, violates the applicable zoning or fire regulations.

#4. Not used.

#5. Insurance All property stored within the unit by lessee shall be at lessee's sole risk. Lessee must provide his own insurance, to include, but not limited to fire and extended coverage with theft, vandalism, and malicious mischief endorsements Any insurance which may be carried by lessor or lessee against any loss or damage to the building or it's contents and other improvements situated on the premises shall be for the sole benefit of the party carrying such insurance and under it's control. The Lessee is responsible for any damage caused by them to the building or premises.

#6. Hold Harmless Lessee hereby agrees to indemnify lessor and hold lessor harmless for any loss, damage, expense, or claim arising out of lessee's acts or omissions to act and lessor shall not be liable to lessee for any loss or damages that may be occasioned by or through the act or omission to act or other lessees on the premises, or any other person.

#7. Over Due Rents If Rents are overdue, Lessee will receive notification of overdue rents by phone or mail. After 30 Days We may then cut the lock to see if there are any contents still in the unit or if it has been abandoned. If there are items in the unit we will install one of our locks and notify you. At this time it is illegal for you to enter the unit. This over lock is a fee of \$35.00. That must be paid along with back rents, the next month's rent and an additional months deposit in order to have the unit unlocked. You will be required to furnish us with a Credit card and automatic bank debit information for auto debit to pay future rents to keep the unit. If we do not hear back from you with in 5 business days we will begin the process of foreclosing on the personal property in this unit.

#8. Default In the event of any other default in lessee's obligation contained in the agreement, the lessee shall be notified of its default. Unless such default shall be cured within fourteen days of the date of such notice by U.S. postmark, this agreement shall terminate. The lessor shall then have the right to enter the unit and remove the contents thereof.

#9. Default remedy. This storage rental agreement shall constitute a security agreement with respect to the contents of the unit therein after referred to as the "collateral", and that a security interest shall attach thereto for the benefit of and is hereby granted by lessee to the lessor to secure the payment damage and performance of lessee's obligations under this agreement, lessee hereby authorizes lessor to file a copy of this storage agreement as a financing and continuation statement. In the event that this agreement shall be terminated by reason of lessee's default hereunder, lessor may, in addition to all other rights or remedies it may have in such event, exercise any right or remedy with respect to the collateral, within fifteen days notice of the sale of the collateral, published in a local newspaper, and shall be reasonable notice. It is expressly understood that the lessor retains its statutory lessor's lien and that all rights of lessor hereunder or in law are cumulative, and an exercise of one or more of such rights shall not constitute a waiver of any right. If lessor sells the contents of the unit, lessee shall pay, in addition to all other sums due hereunder, an administrative selling charge to be figured by how much time it takes to sell said contents, by way of a reasonable hourly rate. Lessee shall pay to lessor all costs and reasonable attorney fees incurred by a foresaid action.

#10. All Notices hereafter shall be in writing and shall be deemed to be dated and delivered whether actually received or not upon deposit in the united states mail, postage prepaid, properly addressed to the party for which it is intended at the address set forth on this contract, said address may be changed only by actual written notice from either party to the other.

#11. Inspection of unit. Lessee further acknowledges that he or she has inspected the premises and finds same in a satisfactory condition.

#12. The interest of lessee in the storage rental agreement may not be subjected or assigned.

#13. Heat and other utilities. No heat or other utilities provided except the light receptacle (if any) and that shall not be used for anything other than illumination when visiting unit.

#14. Rules. Lessee agrees to abide by all rules and policies that are now in effect or that may be put into effect from time to time. And a copy has been delivered to all lessees by way of written receipt below.

#15. **Inspection of unit.** Lessee agrees that lessor or his agent may at any reasonable time enter to inspect the premises or make repairs. Lessee further agrees that lessor or his agent may show the premises to prospective purchasers of the property or the lending institutions or their representatives at any reasonable time or if notice of termination of this tenancy has been given to prospective tenants during the 30-day period to termination.

#16. **Relocate.** Lessor reserves the right to relocate lessee without expense to lessee to any unit of comparable size.

#17. **Rate change** Monthly rental rates shall be subject to change upon 30 days notice.

#18. **Additional Charges.** Lessee shall pay, in addition to rent, \$25.00 late charge on all rental payments, not received by Lessor by the first month. // A \$35.00 fee for all dishonored checks, auto debits or credit cards that do not go through. A \$35.00 fee will be charge for all certified letters sent. And a \$35.00 trip overlook fee will be charged if it is necessary over lock your storage unit. If the unit go into foreclosure it is a charge of \$50

This agreement is made and entered into by and between, (see renters name below) hereinafter referred to as "lessee" Bob Klein (storage units) hereinafter referred to as "Lessor". Lessee hereby rents from lessor a storage unit described below in the state of Iowa. On a month-to-month basis beginning on first of each month. Paying thereof to Lessor at the address stated below. Total charges before the first of each month hereafter. _

330 Morris Ave Evansdale IA. // 232 Randal Ave // 514 Fairview Waterloo, IA. / Hwy 13 Elkader IA. // 127 Utica St Waterloo IA. // 2135 Commercial St

Renter name (please print) _____		
Address _____		
City _____	State _____	Zip Code _____
Phone _____	Work or Cell phone _____	
Drivers license# _____		

Relatives/Friends name _____		Phone _____
Brief description of items, or License plate #/description of Vehical		

Date Rented	_____.
Unit/Parking/Warehouse	_____
Unit Size	_____
First Months rent	_____.
Taxes at 7%	_____
1 Months deposit	_____
Total now due by check	_____
Future Monthly Rent	
Including Taxes is _____	

Card Type _____ Expire _____ CC# _____ V Code _____ Zip Code _____

I agree to allow Klein Storage LLC to use this credit Card if I miss any of my payments and under stand that an additional \$3.00 charge will be added to my payment.

Lessee Intial Here *** _____ ***

Klein Storage LLC
Box 365
Gilbertville Iowa, 50634

Make Checks out to "Klein Storage LLC"
319 269 3504
To drop of a payment go to BK Tile at 1922 Main St Cedar Falls Iowa.

I HAVE READ THIS ENTIRE CONTRACT AND AGREE TO FOLLOW ALL RULES AND REGULATIONS

Lessees Signature *** _____ ***

Lessors Representatives Signature _____

Must Read

- * Payment due on or before the first of the month.
- * Late payment fee is \$25 after the first of the month.
- *Must keep unit locked at all times. Unlocked units are considered abandoned.

Absolutely no Food to be stored in units. It draws rodents.

Please put some Decon in your unit to help control Rodents. We have never had a problem with Rodents. Lets keep it that way. You must put it in an area where Pets and children can not get to it.

Do not store items like cardboard boxes or other things that can wick moister on floor. They will draw moister and ruin things.

Best defense against getting things stolen is not to let anyone know you have a storage unit. The police say that 9 out of 10 or more times break ins are by some one that knows you and what you have in your unit.

Not paying is not an option.

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SAVE MONEY Option

- 1. Automatic debit makes sure that you do not incur any late fees. This option can save you a lot of money and headaches. Fill out debit sheet on reverse side. Call office 319-269-3504 for more info. When Leaving the unit you MUST send a note to our office that you will need the auto debit to stop.**
- 2. Save 3% if paying 6 Months at one time**
- 3. Save 6% if paying 12 Months at one time**

For all billing questions Please call 319-269-3504

Make Checks payable to Klein Storage LLC

