

Klein Storage Rental Contract

#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 Or Lessor, in writing, delivers to Lessee 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 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. \$100.00 fee will be added to your account if unit is not cleaned out as listed above.

#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. All contracts are transferable to new owners of the property. But not transferable by the tenant to other properties without prior authorization from the owner

#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. If you receive a Notice you only have 5 business days to get caught up on your rents. After that we may 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. The lessee will now be considered in foreclosure and will be billed \$100.00. That must be paid along with back rents, the next month's rent. You will be required to use some form of automatic Payment to pay future rents to keep the unit. The lessees unit will likely go on to storage treasures to be sold within 14 days of you receiving a certified letter.

#8. 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.

#9. 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.

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

#11. 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.

#12. 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.

#13. 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.

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

#16. Rate change Monthly rental rates will go up each year on January 1st by 3%.

#17 Vehicles must have plastic under the Engine, Transmission, and Rear End to prevent oil spills.

#18. Additional Charges. Lessee shall pay, in addition to rent, \$35.00 late charge on all rental payments, not received by Lessor by the eighth of the month. A \$35.00 fee for all dishonored checks that do not go through. A \$100.00 fee will be charge for all certified letters sent due to foreclosure.

#19. Alt Contact permission The renter gives Klein Storage permission to contact the Alternate contact on this contract stated below and discuss with them the amount of balance and what the status is on this unit if rents are not paid.

This agreement is made and entered into by and between, "lessee" (see renters name below) and Lessor Klein storage. On a month-to-month basis beginning on the first of the month. Paying thereof to Lessor at the address stated on this contract. Due on or before the first of the month.

*** Vehicles must have plastic under the engine, transmittion, and rear end to prevent oil spills.**

*** Please put some Decon in your unit to help control Rodents 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. Concrete floors sweat in humid weather.**

Send payment to and make checks payable to: Klein Storage PO Box 365 Gilbertville Ia. 50634

To Drop off a payment Go to BK Flooring 1922 Main Street in Cedar Falls. Phone 319-269-3504,

Email to kleinstorage269@gmail.com www.kleinstorageunits.com

Hwy13 Elkader IA / 514 Fairview Ave Waterloo, IA / 330 Morris Ave Evansdale IA / 232 Randall Ave Evansdale / 133 Utica St Waterloo IA

Credit Card _____	Expiration Date _____	Date Rented _____
Special agreements or conditions _____	CVV _____	Unit # _____
		Unit Size _____
		First Mth Rent \$ _____
		Tax \$ _____
		Activation Fee \$ _____
Days left in month _____	Per Day Rent \$ _____	Prorated month rent \$ _____
		Total Due \$ _____
Gate code _____		Future monthly rent plus tax \$ _____

Renters Information

Renters Name _____ Address _____

City _____ State _____ Zip Code _____

Primary Phone _____

Relative or Friends Name _____ Phone _____

Brief description of items _____

Vehicles being stored Make _____ Color _____ Year _____ License Plate _____

Initial and sign each location. All are required.

I agree to allow Klein Storage to retain my credit card information use for future monthly payments. Initial Here _____

A late fee of \$35.00 will be added to account if payment is not received before the 8th of each month. Initial Here _____

If your unit is in Foreclosure your account will be billed \$100.00. Initial Here _____

On January 1st of each year there will be a 3% increase on each units pricing. Initial Here _____

Renters Signature _____ Date _____