



Lakeshore Storage Group LLC
www.lakeshorestorage.com
520 W. Laketon Ave.
Muskegon, MI 49441
Phone: 231-722-0894

X - Winter Storage Term: October 1st, 2011 to May 1st, 2012

- Summer Storage Term: May 1st, 2012 to October 1st, 2013

Name:

Address:

City/State:

Zip:

Phone:

Work Phone:

Cell Phone:

Email:

Make:

Model:

Year:

Length:

Keys:

Proof of Insurance:

Vehicle Registration:

STORAGE LEASE AGREEMENT

This Storage Lease Agreement (the "Lease") is entered by and between **Lakeshore Storage Group** ("Owner") and _____ ("Lessee")

On October 1, 2011. Owner and Lessee may collectively be referred to as the "Parties."

The Parties agree as follows:

PREMISES: Owner hereby leases storage space located at: 520 W Laketon Ave Muskegon, MI 49441. (the "Premises") to Lessee.

LEASE TERM: The lease will start on **October 1, 2011** (begin date) and will end on **4/30/2012.** (the "Lease Term"). No reimbursements will be made for early withdrawals.

LEASE PAYMENT(S): Lessee agrees to pay to Owner as rent for the Premises the amount of \$ _____ ("Rent") in advance.

INSUFFICIENT FUNDS: Lessee agrees to pay the charge of **\$35.00** for each check given by Lessee to Owner that is returned to Owner for lack of sufficient funds.

USE OF PREMISES: Lessee shall use the Premises exclusively for the storage of Lessee's possessions consisting of: (see item details)

_____ (the "Possessions").

Lessee is not allowed inside the storage facility; all storage items are to be left outside the indoor facility and will be stored by authorized personnel only. No items shall be left unattended without being checked and acknowledged by authorized personnel.

Lessee is required to provide a copy of proof of insurance which shows insurance coverage with liability through the entire storage contract; **if the storage contract needs to be extended, a new copy of proof of insurance showing the extended dates will be required.**

All vehicles shall have up to date licensing and registration.

Any vehicle or RV must be functioning and drivable and Lessee must provide a duplicate key for entry and starting so the vehicle may be stored on premises. Key must remain on premises during storage.

All items should have proper tires and be in road-worthy condition before being placed in storage.

**** Please allow us 24 hours notice when you call to get your item out of storage. ****

****A \$100.00 minimum is required for credit card charges****

Lessee understands that the use of electricity will not be available. Lessee may not store or dispose of any property outside of the Premises. Lessee shall not use the premises for any illegal or otherwise prohibited activities.

DANGEROUS OR ILLEGAL MATERIALS: Lessee shall not keep or have on or around the Premises any item of a dangerous, flammable or explosive nature that might unreasonably increase the risk of fire or explosion on or around the Premises or that might be considered hazardous by any responsible insurance company. Lessee shall not keep or have on or around the Premises any illegal items, materials or substances.

DEFAULTS: If Lessee fails to perform or fulfill any obligation under this Lease, Lessee shall be in default of this Lease. Subject to any statute, ordinance or law to the contrary, Lessee shall have seven (7) days from the date of notice of default by Owner to cure the default. In the event Lessee does not cure a default, Owner may at Owner's option (a) cure such default and the cost of such action may be added to Lessee's financial obligations under this Lease; or (b) declare Lessee in default of the Lease. The failure of Lessees or their guests or invitees to comply with any term of this Lease is grounds for termination of the tenancy, with appropriate notice to Lessees and procedures as required by law. If Lessee does not remove the Property at the termination of this Lease, the Property will be treated as abandoned and may be sold in a reasonable manner. The proceeds of such a sale will be applied to the cost of the sale and any unpaid Rent; the balance of such a sale will be mailed to Lessee.

ASSIGNMENT AND SUBLEASE: Lessee shall not assign or sublease any interest in this Lease.

HOLDOVER: In the event Lessee remains in possession of the Premises for any period after the expiration of the Lease Term a new month-to-month tenancy shall be created subject to the same terms and conditions of this Lease at a monthly rental rate of \$_____ per month, unless otherwise agreed by the parties in writing. Such month-to-month tenancy shall be terminable on **thirty (30) days notice** by either party or on longer notice if required by law.

SECURITY AND RESPONSIBILITY FOR LOSS: It will be the Lessee's sole responsibility insured the stored items in case of any loss relating to stored item(s). Lessee releases Owner from any loss, damage, claim or injury resulting from any casualty. Owner is not responsible for carrying any insurance covering Lessee's possessions. Lessee should, at his own expense, obtain insurance for the Property stored at the Premises.

SEVERABILITY: If any part or parts of this Lease shall be held unenforceable for any reason, the remainder of this Lease shall continue in full force and effect. If any provision of this Lease is deemed invalid or unenforceable by any court of competent jurisdiction, and if limiting such provision would make the provision invalid, then such provision shall be deemed to be construed as so limited.

BINDING EFFECT: The covenants and conditions contained in the Lease shall apply to and bind the parties and their heirs, legal representatives, successors and permitted assigns of the parties.

GOVERNING LAW: This Lease shall be governed by and construed in accordance with the laws of the State of Michigan.

ENTIRE AGREEMENT: This Lease constitutes the entire agreement between the Parties and supersedes any prior understanding or representation of any kind preceding the date of this Lease. There

are no other promises, conditions, understandings or other agreements, whether oral or written, relating to the subject matter of this Lease. This Lease may be modified in writing and must be signed by both Owner and Lessee.

CUMULATIVE RIGHTS: Owner's and Lessee's rights under this Lease are cumulative, and shall not be construed as exclusive of each other unless otherwise required by law.

WAIVER: The failure of either party to enforce any provisions of this Lease shall not be deemed a waiver or limitation of that party's right to subsequently enforce and compel strict compliance with every provision of this Lease. The acceptance of rent by Owner does not waive Owner's right to enforce any provisions of this Lease.

WAIVER OF SUBROGATION: As the Lessee, I am responsible for maintaining insurance coverage with liability and hereby release and agree to defend, indemnify and hold Owner harmless from any and all claims, demands, expenses (including reasonable attorneys' fees) and liabilities in connection with my rental of square footage in the facility, to store my belongings, relative to conditions and damages occurring to my property, over which the Owner has no control. I hereby waive all subrogation rights against Owner.

ADDITIONAL PROVISIONS (Specify "none" if there are no additional provisions)

IN WITNESS WHEREOF, the parties have caused this Lease to be executed the day and year first above written.

OWNER:(Lakeshore Storage Group)

LESSEE:(Person Storing)

(Name)

(Name)