

**WAUKEE SELF STORAGE, LLC
LEASE AGREEMENT**

Unit No. _____

THIS LEASE AGREEMENT executed in duplicate in Waukee, Iowa, on this date: _____, by Waukee Self Storage, LLC "Lessor", and _____ the "Lessee."

The parties, in consideration of the promises and covenants herein, agree as follows:

1. Lessee rents from Lessor storage unit _____, of 790 SE Frontier Ave, Waukee, IA month to month commencing on _____ and due on the 1st day of each month thereafter for a monthly rental of \$ _____ payable in advance each month hereafter. Such rental rate shall be subject to change upon 30 day written notice. **ALL PAYMENTS SHALL BE MADE TO 790 SE Frontier Ave, Waukee, IA 50263.** Lessor acknowledges receipt for the next one month.

Lessee shall pay a late charge of \$10.00 on all rental payments that are not received by the due date. Each month thereafter, a late charge of \$10.00 will be added to the balance of the unpaid rent. In addition to the rent, Lessee shall pay \$40.00 as liquidated damages for any dishonored bank check. Upon satisfactory termination of the Lease Agreement and restoration of the unit in the same condition as when Lessee took possession other than normal wear or damage from the causes beyond Lessee's control and advance notice of 30 days prior to vacating.

2. The unit may be used and occupied only for the purpose of storing personal property. Lessee shall not use the unit for any unlawful purpose, the storage of living animals or their carcasses, explosives or flammable chemicals, paint, tires or other hazardous material storage of which in a storage unit violates the applicable zoning or fire regulations.

3. ALL PROPERTY STORED WITHIN THE UNIT BY LESSEE SHALL BE AT LESSEE'S SOLE RISK. LESSEE MUST PROVIDE HIS/HER OWN INSURANCE, INCLUDING BUT NOT LIMITED TO, FIRE AND EXTENDED COVERAGE WITH THEFT, VANDALISM AND MALICIOUS MISCHIEF ENDORSEMENTS. _____ (initial that you understand this)

4. Lessee agrees to indemnify Lessor and hold it harmless for any loss, damage, expenses, or claim arising out of Lessee's acts or omissions to act; and Lessor shall not be liable to Lessee for any loss or damage that may be occasioned by or through the act or omission of other Lessees on the premises, or any other person.

5. In the event of default by Lessee, the Lessee shall be notified of such default. Unless such default shall be cured within 15 days of such notice, this Lease Agreement shall be terminated and the Lessor shall have the right to enter the unit and remove the contents thereof and/or deny lessee access thereto. This Lease Agreement shall constitute a security agreement with respect to the contents of the unit (hereinafter "Collateral") and a security interest shall attach thereto for the benefit of, and is hereby granted by Lessee to, the Lessor to secure payment and performance of Lessee's obligations under this agreement. Lessee hereby authorizes Lessor to file a copy of this Lease Agreement as a financing or continuation statement. In the event that this Agreement shall be terminated by reason of Lessee's default, Lessor may, in addition to all other rights or remedies it may have, exercise any right or remedy with respect to the Collateral which it may have under Iowa Code Chapter 578A, the Uniform Commercial Code, or otherwise. If Lessee has more than one unit, then default on any single unit will cause all other units to be considered in default..

6. The Lessee shall notify Lessor, in writing, of any change in Lessee's address. In the absence of any such notice, the address set forth below shall be conclusively deemed to be the last-known address of the Lessee for all purposes under this Lease Agreement.

7. The interest of Lessee in this Lease Agreement may not be sublet or assigned without Lessor's consent.

8. Lessee agrees that Lessor or its agent may at any reasonable time enter to inspect the premises or make repairs.

9. In the event it becomes necessary for the Lessor to employ an attorney to enforce any provisions hereof, the Lessee shall pay all expenses, including attorney's fees, in connection therewith.

LESSEE: DL# _____ Expires: _____

WAUKEE SELF STORAGE, LLC

Signature: _____

By _____

Address: _____

790 SE Frontier Ave
Waukee, IA 50263
(515)-987-9900

City, State, Zip: _____

Home Phone: _____ Cell Phone: _____

PAYMENTS TO:

**Waukee Self Storage, LLC
790 SE Frontier Ave
Waukee, IA 50263**

E-Mail: _____