



Rental Agreement

Office: 4929 Feenstra Road, Marshall WI 53559
(608)655-4133 □ KraakStorage@aol.com
Annette Kornell, co-owner/manager

Lessee Information:

Name: _____

Street Address: _____

City: _____

State & Zip: _____

Home Phone: (_____) _____

Work/Cell Phone: (_____) _____

Email: _____

Driver's License No. _____

Lessee Signature: _____

Operator Signature: _____

Storage Unit # _____ at
4917 Midway Lane, Marshall, WI 53559

Monthly Rent: \$ _____

Security Deposit: \$ _____

Rental Date: _____

Alternate Contact Person:

*Please provide information for another person
to whom lien notices may be sent.*

Name: _____

Street Address: _____

City, State, Zip: _____

Phone: (_____) _____

By signing, the Lessee agrees to all terms and provisions on the front and back of this rental agreement, and acknowledges receipt of a fully executed copy of this agreement.

NOTICE OF LIEN: PURSUANT TO WISCONSIN LAW THE OPERATOR HAS A LIEN ON LESSEE'S STORED PROPERTY FOR RENT AND OTHER CHARGES. OPERATOR MAY SELL LESSEE'S PROPERTY IN ACCORDANCE WITH SECTION 704.90 OF THE WISCONSIN STATUTES IF LESSEE FAILS TO PAY RENT AND OTHER CHARGES WHEN DUE.

Kraak Storage LLC, hereinafter Operator, rents to Lessee the storage space indicated above pursuant to the following terms and conditions:

- 1) **RENT:** The rent shall be paid to Operator at 4929 Feenstra Rd, Marshall WI 53559. Rent is due on the first day of each month in advance and without demand. Operator reserves the right to require that rent and other charges be paid in cash, certified check or money order. Operator may change the monthly rent or other charges by giving Lessee thirty (30) days advanced written notice.
- 2) **CHANGE OF ADDRESS:** Lessee must provide address changes to Operator in writing. Lessee is responsible for maintaining current address on file with Operator.
- 3) **LATE CHARGES AND OTHER FEES:** Lessee agrees to pay Operator a \$5 (five dollar) late fee if rent is received after the 5th of the month. This fee increases to \$20 (twenty dollars) if rent is received after the 10th of the month. Lessee agrees to pay Operator a \$20 (twenty dollar) bad check charge for any dishonored check. In the event of default, Lessee agrees to pay all collections, administrative, and lien costs incurred by Operator.
- 4) **TERMINATION:** The term of the tenancy shall continue on a month-to-month basis until terminated. Fifteen (15) days advanced written notice given by Operator or Lessee to the other party will terminate this tenancy. Lessee must leave the space swept clean and in good condition. Lessee is responsible for all damages. No prorated refunds will be allowed for the Lessee moving out before the end of the month. Unit is to be emptied and swept clean. Key, labeled with unit number, shall be returned by 6:00pm on the last day of the rental period to the door slot at 4929 Feenstra Rd, Marshall WI 53559. Security deposit is not to be used as the last month's rent.

(TERMS CONTINUED ON OTHER SIDE.)

Lessor hereby acknowledges receipt of Security Deposit \$ _____.

Prorated rent for first partial month of _____ \$ _____.

Rent for the first full month of _____ \$ _____.

Total paid \$ _____.



Rental Agreement

Office: 4929 Feenstra Road, Marshall WI 53559

(608)655-4133 □ KraakStorage@aol.com

Annette Kornell, co-owner/manager

- 5) **SECURITY DEPOSIT:** Lessee will pay in advance a security deposit in the amount stated above to secure Lessee's faithful performance of all terms of this agreement. Lessee agrees that Operator need not segregate this deposit from other funds, and that no interest will be due for the period of time during which the deposit is held. This deposit less all expenses incurred by Operator for damage or cleaning the storage space shall be returned to Lessee within 15 days after Lessee removes all stored property from the storage space. At Operator's sole option, amounts may be withheld from the security deposit to compensate Operator for any rent or any other charges due and unpaid under this agreement at the time Lessee relinquishes, abandons or otherwise loses possession of the storage space.
- 6) **LOCKS:** Operator provides lock. Lessee may choose to provide an additional means of locking unit.
- 7) **SNOW REMOVAL:** Operator will remove snow from the drive area as soon as is practical, but no guarantee of accessibility is given, except as can reasonably be provided. Furthermore if the Lessee requires access to his/her Unit during the winter, **it shall be the Lessee's responsibility to remove any snow or ice in the drive area four feet in front of Unit.**
- 8) **ELECTRICITY:** The Lessee shall not use premises for a workshop and no electric or gasoline motors shall be used to power equipment located within the building. **No use of electricity is provided** (with the exception of the overhead lights in Midway Lane units).
- 9) **DISPOSAL OF PROPERTY:** Operator may dispose of any property left in the storage space by Lessee after Lessee has terminated tenancy. Lessee shall be responsible for paying all costs for disposing of such property. Trash disposal is not provided for by Operator.
- 10) **OPERATOR'S RIGHT TO ENTER:** Lessee grants Operator, Operator's agents or representatives of any governmental authority, including police and fire officials, access to the storage space in order to inspect the same and to make necessary repairs and improvements as required.
- 11) **DENIAL OF ACCESS:** When rent or other charges remain unpaid for seven (7) consecutive days Operator may deny Lessee access to the storage space.
- 12) **USE OF STORAGE SPACE:** Lessee shall not sublease premises without written consent of Operator. Operator does not exercise care, custody or control over Lessee's stored property. Lessee agrees to use the storage space only for the storage of property wholly owned by Lessee. Lessee waives any claim for emotional or sentimental attachment to the stored property. Lessee is strictly prohibited from storing or using materials in the storage space or on the facility classified as hazardous or toxic under any local, state or federal law or regulation, and from engaging in any activity producing such materials.
- 13) **INSURANCE:** Operator recommends that Lessee, at Lessee's expense, maintain a policy of fire, extended coverage endorsement, burglary, vandalism and malicious mischief insurance for the actual cash value of stored property. Lessee assumes all risk of loss to stored property.
- 14) **RELEASE OF OPERATOR'S LIABILITY FOR PROPERTY DAMAGE:** All personal property stored within or upon the storage space by Lessee shall be at Lessee's sole risk. Operator shall not be liable for any loss of or damage to any personal property in the storage space or at the self storage facility arising from any cause whatsoever including, but not limited to, burglary, mysterious disappearance, fire, water damage, rodents, Acts of God, active or passive acts or omissions or negligence of Operator/agents.
- 15) **RELEASE OF OPERATOR'S LIABILITY FOR BODILY INJURY:** Operator shall not be liable to Lessee for injury or death as a result of Lessee's use of the storage space or the self storage facility, even if such injury is caused by the active or passive acts or omissions or negligence of the Operator or agents.
- 16) **INDEMNITY:** Lessee agrees to indemnify, hold harmless and defend Operator from all claims, demands, actions or causes of action (including attorneys' fees and all costs) brought by others arising out of Lessee's use of storage space and common areas, including claims for Operator's active negligence.
- 17) **SUCCESSION:** All provisions of this rental agreement shall apply to and be binding upon all successors in interest, assigns or representatives of the parties hereto.
- 18) **ENFORCEMENT:** If any part of this rental agreement is held to be unenforceable for any reason, in any circumstance, the parties agree that such part shall be enforceable in other circumstances, and that all the remaining parts of this agreement will be valid and enforceable.

For office use only: Security Deposit refund returned to Lessee on _____, in the amount of \$ _____
Check # _____ Deductions: \$ _____ for _____