

Inside Storage Rental Agreement

Rodeo Industrial Park Storage Units
82414 Jeffres Lane, Burwell, Ne 68823

Owner: Terry DeGroff, Box 217, Burwell, Ne 68823 Phone 308-728-7256

1. Storage Unit # _____ Monthly Rate \$ _____ Annual Rate \$ _____ Date Rented _____
2. Minimum Rental period: One (1) calendar month, paid in advance.
3. First Month Rent: _____
Pro Rate Rent: _____
Total: _____

(The renting of a unit in the middle of a month requires the balance of the prorated rent of the current month, plus the next months rent)

4. Monthly Rent of \$ _____ is due on the first day of the month, payable to:
Terry DeGroff, Box 217, Burwell, Ne 68823
5. Termination notice should be given to Terry in writing 10 days prior to end of month.
6. Eighteen (18%) percent interest is charged on all accounts 30 days old.
7. *Warning: Floors of Units are concrete and articles that may draw moisture from concrete, such as cardboard, should be place on pallets.*
8. Renter (User) _____

Address _____

City, State, Zip _____

E-mail Address _____

Phone #'s _____

I agree to the terms of this contract:

Signature _____

- A. User may place a lock on the access to the unit. Owner will not be responsible for acts of User or other persons entering premises under the User's authorization.
- B. The unit shall be used for no unlawful purposes and will be kept in good condition. No property shall be stored in the unit unless User legally has the right to have the property in his possession. User may from time to time during the duration of this agreement place in the unit personal or commercial properties, but it is agreed that owner is under no duty to maintain any records of contents so placed. Owner is not engaged in the business of storing goods for hire nor the warehouse business, and this agreement does not create a bailment or other relationship between owner and user other than of lessor-lessee. The storage of welding equipment or flammable, explosives, or other dangerous material is prohibited. User shall not store in the unit any items which shall be in violation of any order or requirement imposed by the Board of Health, Sanitary and Police Departments or other appropriate governmental bodies or do any act or cause to be done any act which creates or may create a nuisance in or upon the premises during the term of this agreement or any renewal or extension thereof.
- C. User will not: (1) do any painting or decorating in the unit or mark, paint, cut or drill into, drive nails or screw into, or in any way deface any part of the unit or premises without the written consent of owner. (2) Make installations, alterations or additions to the premises. (3) Assign this agreement. (4) Erect signs or other advertising material. (5) Operate any electrical device in the unit without written consent of owner, and User understands that electrical power may be shut off for extended periods at any time.
- D. User agrees that Owner or Owner's representatives shall have the right without notice to enter into and upon the unit for the purposes of examining the same for lease violations or condition thereof or making repairs or alterations thereto. Owner reserves the right to remove contents to another unit.
- E. Owner carries no insurance in which any way covers any loss whatsoever that user may have in the unit or premises and hence User must obtain any insurance desired at his expense. Owner strongly recommends that User secure his own insurance to protect himself and his property against all perils. Owner shall not be liable for personal injuries, property damage, or loss from theft, vandalism, fire, water, hurricane, rain, explosion, or any other causes whatsoever.

All units must have a padlock.
- F. Time is of the essence in the performance of this agreement and in the payment of each and every lien and charge hereby covenanted to be paid. If any fee or charge shall be due and unpaid, or if User shall fail or refuse to perform any of the covenants, conditions or terms of this agreement, user shall be conclusively deemed in default in the performance of this agreement. In addition to such liens and remedies provided by law to secure and collect fees, and of this agreement by User and to secure the payment of all fees, charges and costs incident to User's default. In case of default by User, owner at its option may (1) terminate this agreement, or (2) re-enter, seize and/or take possession of said property for arrears of fees or breach of covenant or by reason of abandonment, without being deemed guilty of any manner of trespassing or conversion, and without prejudice to any remedies of Owner. At the time of such re-entry and seizure, the Owner shall give notice in writing thereof to User at the address of User indicated above when deposited in the United State Mail, postage prepaid. User has the responsibility to inform Owners of any address change. At any time after THIRTY (30) days from the date of giving such notice, the Owner may sell said property at public or private sale. In the event proceeds of the sale are greater than necessary to pay his lien, including accrued and unpaid fees, charges, appraisal, moving, storage, and expenses of collection, re-entry and sale, the balance shall be paid to User to the address described above. Notwithstanding anything to the contrary herein, User expressly grants the right of disposition, disposal and destruction of any personal property including, but not limited to, all papers, pictures and documents.
- G. In the case of holding over by the User after the expiration of any stated term, without written agreement, such holding over will be construed to be a renewal from month-to-month.
- H. All terms of this agreement, charges and condition of occupancy are SUBJECT TO CHANGE upon THIRTY (30) days prior written notice to User. If changed, the User may terminate this agreement on the effective date of the change. If User does not elect to terminate this agreement, the change shall become effective and apply to this agreement.
- I. This agreement constitutes the sole and only agreement of the parties hereto and supersedes any prior understanding or written or oral agreements between the parties respecting the within subject matter. No amendment, or alteration of the terms hereof shall be binding unless the same be in writing. This is a legally binding contract. If not understood, seek legal counsel.