

GC Mini Storage Agreement

SELF-STORAGE LEASE AGREEMENT

Managed by: Sandhills Service, 82414 Jeffres Ln. Burwell, NE 68823
(888) 491-0849 www.sandhillsservice.com

This Self-Storage Lease Agreement is made _____, 20_____, by and between Grant Calleroz DBA GC Mini Storage, as the Owner and _____ as the Storage Tenant, herein after referred to as "Tenant."

1. **Property Definition.** Whenever it is used in this Lease the term "the premises" shall refer to the self-storage rental space designated as Unit _____ of the GC Mini Storage Facility located next to the Calamus Golf Course or Rodeo Industrial Park.
2. **Lease.** Owner agrees to lease to Tenant and Tenant agrees to lease from Owner, the premises upon the terms and conditions of the Lease.
3. **Term.** This agreement shall commence on _____, 20_____ and shall continue on a month-to-month basis thereafter, subject to the provisions herein.
4. **Rent.** The Tenant shall pay Sandhills Service as Manager of GC Mini Storage monthly rent in the sum of \$_____ per month, due on the 1st day of each month as advanced rental. Owner will NOT send out monthly bills, payment is Tenant's responsibility each month & subject to late payment fee of \$20 if more than 8 days late.
5. **Mutual Agreements.** Owner and Tenant mutually agree as follows:
 - a. Owner shall have no responsibility for any personal property items owned or controlled by Tenant that are placed upon the premises. In the event Tenant desires any insurance coverage for said items then Tenant shall have all responsibility for obtaining any insurance. Owner shall provide no insurance.
 - b. Tenant shall not store any hazardous, toxic or flammable materials, liquids, or gases upon or within the premises.
 - c. The premises is not climate controlled. No heat, air conditioning, ventilation or dehumidification is provided.
 - d. Tenant shall provide at least ten (10) days prior written notification to Owner in order to terminate this Agreement. So long as Tenant is not in default of this Lease for non-payment or for violation of any other provision herein then Owner shall give tenant thirty (30) days prior written notice to terminate this Agreement if Owner wishes to terminate this Agreement.
 - e. Except in the case of the negligence of the Owner, the Owner's agents or the damages to any person or property in or about the premises.
6. **Unlawful Use.** The Tenant agrees not to commit or permit any act to be performed on the property or any omission to occur which will be in violation of any statute, regulation, or ordinance of any governmental body.
7. **Tenant Will Not Affect Owner's Insurance.** The Tenant agrees not to commit or permit any act to be performed on the property or any omission to occur which will increase the insurance rate on the building or which will be in violation of any insurance policy carried on the premises by Owner.
8. **Owner's Access.** The owner, its employees, and its agents shall have limited access to the premises at reasonable times for the purposes of safety, maintenance of the building property, inspection, cleaning, repairing, or improving the premises.
9. **Assignment and Subletting.** Tenant may not assign or sublease the premises without the prior written consent of Owner.
10. **Default of Tenant.** A default by Tenant under this lease shall occur if any of the following occur, but a default is not limited to the following:
 - a. Any one or more rent payments due from the Tenant to the Owner shall be and remain unpaid in whole or part after they are due and payable.
 - b. The Tenant violates or defaults in any of the other covenants, agreements, stipulations or conditions herein.
 - c. Abandonment of the premises by Tenant (any absence by Tenant with non-payment of rent for more than thirty (30) days beyond the rental due date shall presumed to be an abandonment).
11. **Addresses.** For purposes of mailing of notice under this agreement or as otherwise required by law, the name and mailing addresses of the parties are:

Tenant Name: _____ Address: _____

City, State, Zip: _____ Phone Number: _____

E-mail Address: _____ Cell Phone: _____

Tenant's Signature _____