

Mr. Storage

195 Davidson Highway Concord NC 28027
Office: 704 – 786 – 1019 * Fax: 704 – 706 – 2905

Space or Unit # _____

Concord

Harrisburg

Kannapolis

This lease made this _____ day of _____, 20_____, by and between MR Storage ("Landlord") and _____, ("Tenant").

Landlord leases to tenant and tenant leases from landlord, a self storage unit or parking space. The property commonly known as Mr. Storage ("Premises"). Size of rental unit is _____.

General contents description: _____

Rent: Tenant shall promptly pay as monthly rental the sum of \$ _____ payable to landlord in advance on or before the first of each month. If all rent due is not paid on or before this date, the tenant agrees to pay a late fee in accordance to the fee schedule. Due day for ALL RENTS is the 1st of every month. If you prepay 1 year (12 months) you get 1 month free (the 13th month). If a unit or space is prepaid, no amount shall be refunded if the lease is terminated early. X _____

Security Deposit: Security deposits will be assessed and paid for at lease inception. No part or whole of the security deposit will be used towards rent or purchase of supplies. The return of the security deposit will be done after tenant has moved out and the unit has been inspected. Security deposit will be returned if all of the following criteria are met: **1)** Lease paperwork returned to main office within 3 business days; **2)** Rents are ALL paid on-time; **3)** 30 day notice is give for lease termination by tenant; **4)** When tenant moves out, all items are removed and unit is swept and left in rentable condition. X _____

Abandoned Articles: All articles left in or upon the premises by the tenant upon termination of the lease for any reason shall be disposed of by the landlord as becomes necessary and in a manner as landlord may see fit and proper, and without recourse by the tenant. The landlord herein is further given the right to use the tenant's security deposit to cover the landlord's expenses in disposing of the tenant's articles. X _____

Holdover: Unless another lease is signed by the parties or unless written or verbal notice of termination is given by either party thirty (30) days prior to the expiration date hereof, this lease shall be automatically renewed on a month to month basis at the same rental rate per month. Rates will remain the same unless written notice is given 30 days prior to rental due date. After expiration of the original term hereof, thirty (30) days advance written notice is required by either party for termination.

Occupancy: The premises shall be used only as a private storage facility. Neither the whole of the premises, nor any portion thereof, shall be assigned or sublet by tenant. Residing at the facility is prohibited and will result in immediate eviction.

Liability of Landlord: The landlord shall not be liable for any loss, damage or cost incurred by tenant or any other person to personal property stored on or within the premises whether inside a storage unit or outside in, on or about the parking areas or other parts of the premises, nor for personal injuries to or death of any person from any cause other than landlord's intentional acts or gross negligence. The landlord shall not be liable to tenant or tenants invitees, family, employees, agents or servants for any personal injuries or damage to personal property caused by defects, disrepair or faulty construction of the premises. Tenant hereby agrees to indemnify and hold harmless the landlord from and against any and all claims for damages to premises or personal injury arising from tenants use of premises, or from any activity, work or thing done, permitted or suffered by tenant in or about the premises. If in landlord's judgment, there is substantial damage to the premises, landlord may terminate this lease by giving written notice to tenant and the rent shall be prorated and the balance refunded to tenant, less lawful deductions. The landlord shall not be liable for personal injuries or property damage or loss from theft, vandalism, fire, water, hurricane, rain, explosion, or other causes whatsoever. X _____

Tenants Insurance: Tenant is hereby notified that landlord's insurance does not insure tenant against loss of personal property on the premises due to fire, theft, vandalism or any other cause. Tenant is responsible for insurance on tenant's own property for fire, theft, damage and casualty loss regardless of cause. X _____

Contractual Lien: Tenant does, by the execution of this self - storage lease, grant to landlord an express contract lien and security interest upon all goods and property of the tenant now or hereafter placed in or upon the premises in order to secure the prompt payment of rent herein provided, and the full compliance by tenant of all agreements and covenants hereunder. This contract lien shall be in addition to such statutory liens as landlord may have under and by virtue of the laws of the State of North Carolina, as presently existing or as may be amended. In order to exercise contractual or statutory lien rights when tenant is in default hereunder, landlord may peacefully enter the premises and remove and store all property therein, except property exempt by statute, provided, however, tenant must be present or written notice of entry must be left afterward.

Default: If tenant fail to make your required payments, your property may later be sold at a public sale. Before the sale you will be notified by certified mail of the amount due. The notice will be mailed to your last known address. In order to preserve your right to be notified, it is important that you notify us of any change in your mailing address.

In the event the tenant shall default in the prompt payment of rent when same is due, or fail to perform any of the provisions of this lease, or in the event the tenant shall abandon the premises, or leave them vacant, landlord, without further notice, may re-enter the premises by summary proceedings, or by force, without being liable for prosecution therefore. Landlord may also take possession of said premises, and remove all property there from, and may elect to either cancel this lease, or to relet the premises and receive the rent therefore. Such rent shall be applied first to the expenses incurred by landlord in entering and reletting, and then to the payment due under this lease, tenant shall remain liable for any deficiency in the total amount due under said lease. If tenant otherwise violates the terms of this lease, landlord may terminate tenant's right of occupancy by giving three days' notice in writing. Landlord shall specifically have the right to institute and maintain the statutory suit of Forcible Entry and Detainer in the proper Court, and obtain a writ for possession thereby. In addition to all other remedies provided herein, tenant agrees to compensate landlord for all reasonable expenses necessary to enforce this lease and to collect the rental or damages for breach of this lease, including, but not limited to, all court costs and reasonable attorney's fees incurred in connection therewith. X_____

For additional information, please see the North Carolina Self-Storage lien laws posted in the office

Storage Units	Parking Spaces
<ul style="list-style-type: none"> • No flammable or hazardous liquids (gasoline, kerosene, oil etc) • No live or deceased animals • No food stored in non-airtight containers • If storing anything with an engine, a tarp must be placed on ground beneath • One lock only allowed on all units 	<ul style="list-style-type: none"> • ALL trailers must have a hitch lock and wheel lock. • All cars and trucks must have a cover secured to the vehicle. Large delivery trucks excluded • You must not park outside of your space on any side • Please center your vehicle in your space

Due Date for all Rents: 1st day of every month	
After the 1 st	\$20.00 Late fee
Returned Check fee	\$30.00
After the 15th eviction fees:	
Cutting Lock/Gate code suspension	\$30.00
Eviction Mail Processing	\$15.00
All fees and penalties are per unit, per occurrence	

_____	_____
Landlord/Agent for the Owner	Tenant
Telephone: _____ Alternate: _____	
Name: _____	
Address: _____	
City: _____ State: _____ Zip: _____	
E-mail address: _____	