

Mr. Storage
195 Davidson Highway Concord NC 28027
704 – 724 – 5379 ** 704 – 786 – 1019

Unit # _____

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

Premises

Landlord leases to tenant and tenant leases from landlord, a self storage unit. The property situated in Cabarrus County commonly known as MR Storage ("Premises"). Size of rental unit is _____x_____.

Term

This lease shall commence on the _____ day of _____, 20_____, for a period of _____ unless sooner terminated according to the provisions hereof. A range of dates could be filled in or "month to month"

Rental

Tenant shall promptly pay as monthly rental the sum of \$ _____ payable to landlord in advance on or before the anniversary date of this of this lease. If all rent due is not paid on or before this date, the tenant agrees to pay a late charge and fees in accordance to the following schedule. Due day for ALL RENTS is the 5th of every month. If you prepay 1 year get one month free.

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.

Holdover

Unless another lease is signed by the parties or unless written 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 unless a rate increase is made aware 30 days prior. After expiration of the original term hereof, thirty (30) days advance written notice is required by either party for termination. Landlord can raise rates at any time.

Notice Requirements

Any notice required hereunder shall be given by personal delivery or regular mail at landlord's address or the address of the leased premises.

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 to any other person without the prior written consent of landlord.

Liability of Landlord

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.

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 other causes. Tenant is responsible for insurance on tenant's own property for fire and casualty loss.

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 you fail to make your required payments, you will have to vacate the unit or your property may later be sold at a public sale. Before the sale you will be notified by first class mail and 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. Also you should supply us with the name and address of another person who can reach you if you are not at your mailing address and we will notify that person at the same time and in the same manner as we notify you.

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.

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

Inspection

Landlord shall have the right to enter the premises at all reasonable hours to examine same or to make repairs and to show the premises to prospective tenants or purchasers. Tenant agrees to open the unit at the request of MR Storage for any and all repairs deemed necessary by MR Storage or its contractors.

Fair Housing

In accordance with the law, this property is offered without respect to race, color, religion, sex, or national origin of tenant.

Special Conditions

No storage of gasoline, diesel fuel, kerosene, paint thinner etc. or any other type of flammable liquid at any time. Autos, mowers, rototillers, snow blowers, etc., should be drained to a reasonable level by tenant prior to storage. No hazardous materials to be in storage at any time. No live animals or shall be kept on premises.

Landlord/Agent for the Owner Tenant

TELEPHONE # (H) _____ TELEPHONE # (W) _____

NAME: _____ ALTERNATE CONTACT _____

ADDRESS: _____ CITY _____ ZIP _____

E-MAIL ADDRESS _____

Fee Schedule*

Due date for all rents	5 th of every month
After the 5 th	\$15.00 late fee
	Lien letter will be sent, gate code suspended, and lock will be cut.
Cutting lock fee/Gate code suspension	\$30.00
Eviction mail processing	\$15.00
Inventorying and prep for auction	\$150.00
Returned check fee	\$35.00

*all fees are per month, per occurrence

Pro-rate amount paid: _____

Basic contents list: _____

**Referrals are worth \$20 towards your next months rent if the tenant moves in to any of our locations.
It is recommended that you have a steel lock, disc locks work best.**