

State of \_\_\_\_\_

## STORAGE SPACE LEASE AGREEMENT

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This Storage Space Lease Agreement (this "Agreement") is made this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by and between:

**Lessor:** \_\_\_\_\_, an  individual  entity located at \_\_\_\_\_ [Address]  
("Lessor") and

**Lessee:** \_\_\_\_\_, an  individual  entity located at \_\_\_\_\_ [Address]  
("Lessee").

For good and valuable consideration stated herein, the sufficiency of which is hereby acknowledged, the Parties agree as follows:

**1. Demised Premises.** The premises leased hereunder shall consist of a storage unit located at \_\_\_\_\_ [Address] approximately \_\_\_\_ square feet in size ("Storage Unit").

Climate Control: (Check one)

Climate Controlled. A temperature range of \_\_\_\_°F to \_\_\_\_°F will be maintained. The Lessor is not responsible for humidity control or any temporary fluctuations outside the specified range.

Not Climate Controlled. The temperature inside the Storage Unit will follow outdoor conditions, and the Lessor is not responsible for temperature variations.

**2. Term and Termination.** This Agreement shall be considered a: (check one)

Fixed Lease. This Agreement will be for a term beginning on \_\_\_\_\_, 20\_\_\_\_ and ending on \_\_\_\_\_, 20\_\_\_\_.

Month-to-Month Lease. This Agreement will be for a term beginning on \_\_\_\_\_, 20\_\_\_\_ and continuing month-to-month until either Lessor or Lessee terminates this Agreement by providing the other Party with proper written notice of termination] (the "Term"). The Parties hereto may elect to extend this Agreement upon such terms and conditions as may be agreed upon in writing and signed by the Parties at the time of any such extension.

If this Agreement is terminated or rent is unpaid for more than \_\_\_\_ days, Lessor may dispose of Lessee's belongings after providing \_\_\_\_ days' written notice.

**3. Rent.** Lessee will pay Lessor (Check one):  a monthly  an annual rent of \$\_\_\_\_\_ for the Term. Rent will be payable in advance and due no later than the \_\_\_\_\_ day of the payment period. The first rent payment is payable to Lessor when Lessee signs this Agreement. Rent will be paid to Lessor at Lessor's address provided herein (or to such other places as directed by Lessor) by mail or in person by one of the following methods (Check one): Cash Personal check Money order Cashier's check Credit card PayPal Electronic transfer Other: \_\_\_\_\_, and



will be payable in U.S. Dollars.

**Proration:**

Rent for any period during the Term which is for less than one month will be a pro rata portion of the monthly installment.

**4. Security Deposit.** Lessee shall pay a security deposit of \$\_\_\_\_\_, refundable at the end of the lease term subject to the condition of the Storage Unit.

**5. Late Fee.**

A late fee will be charged if rent is not paid on time. Rent paid after the \_\_\_\_\_ day of each month will be deemed as late; and if rent is not paid within \_\_\_\_\_ days after such due date, Lessee agrees to pay:

- a set late charge of \$\_\_\_\_\_.
- \_\_\_\_\_ % of the balance due per day for each day that rent is late.

A late fee will NOT be charged.

**6. Use of Premises.** The premises shall be used exclusively for storage purposes and shall not be used for any unlawful activities.

**7. Prohibited Items.** Lessee agrees that the following items shall not be stored in the Storage Unit under any circumstances (check all that apply):

- Flammable, explosive, or hazardous materials
- Perishable food items or items that may spoil
- Firearms, ammunition, or explosives
- Illegal substances or items
- Living creatures or organisms
- Toxic or biohazardous materials
- Combustible materials
- Items emitting strong odors or prone to leakage
- Materials that attract pests
- Other: \_\_\_\_\_

**8. Prohibited Acts.** Lessee agrees to the following restrictions on the use of the Storage Unit (check all that apply):

- Lessee shall not use the Storage Unit for residential purposes.
- Lessee shall not use the Storage Unit as a business location or for any commercial operations.
- Lessee shall not allow unauthorized individuals to use the Storage Unit without Lessor's prior consent.
- Lessee shall not alter, deface, or modify the Storage Unit.
- Lessee shall not engage in any illegal activities or store illegal items in the Storage Unit.
- Lessee shall not use electrical or other equipment requiring continuous power inside the Storage Unit.
- Lessee shall not dispose of any waste, trash, or hazardous materials on or near the Storage Unit.
- Other: \_\_\_\_\_.

**9. Access and Inspection.** Lessor reserves the right to access the storage unit at any time for



inspection, maintenance, or in case of emergencies, provided reasonable notice is given to Lessee, except in emergencies where no notice is required.

**10. Insurance.** Lessee is responsible for insuring their stored items. Lessor shall not be liable for loss or damage to personal property.

**11. Assignment and Subletting.** Lessee will not assign this Agreement as to any portion or all of the Storage Unit or make or permit any total or partial sublease or other transfer of any portion or all of the Storage Unit without Lessor's written consent prior to assignment or sublease of the Storage Unit.

**12. Damage to Premises.** Lessee shall be responsible for any damages to the Storage Unit beyond normal wear and tear, and shall reimburse Lessor for repair costs.

**13. Limitation of Liability.** Lessor is not responsible or liable for any loss, claim, damage or expense to any vehicle or property occurring anywhere on the Storage Unit, unless resulting from the negligence or willful misconduct of Lessor.

**14. Default.** In the event of any default under this Agreement, Lessor may provide Lessee a notice of default and an opportunity to correct such default. If Lessee fails to correct the default, Lessor may terminate this Agreement by giving a \_\_\_\_\_-day written notice. If the default is Tenant's failure to timely pay rent or additional rent as specified in this Agreement, Landlord may terminate this Agreement by giving a \_\_\_\_\_-day written notice to Tenant. After termination of this Agreement, Lessee remains liable for any rent, additional late costs, including costs to remedy any defaults, and damages under this Agreement.

**15. Notices.** All notices given under this Agreement must be in writing. A notice is effective upon receipt and shall be delivered in person, sent by overnight courier service or sent via certified or registered mail.

Notices shall be sent to the Lessor at the following address:

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Notices shall be sent to the Lessee at the following address:

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**16. Governing Law.** The terms of this Agreement shall be governed exclusively by the laws of the State of \_\_\_\_\_, without regard to its conflicts of laws rules.

**17. Indemnification.** Lessee agrees to indemnify, defend, and hold harmless the Lessor from any claims, damages, or liabilities arising out of Lessee's use of the Storage Unit.

**18. Amendments.** This Agreement may be amended or modified only by a written agreement signed by the Parties.

**19. Counterparts.** This Agreement may be executed in one or more counterparts, each of which shall be deemed to be an original, and all of which together shall constitute one and the same document.

**20. Entire Agreement.** This Agreement constitutes the entire understanding between the Parties and supersedes and cancels all prior agreements of the Parties, whether oral or written, with respect to the Storage Unit.

**21. Miscellaneous.** This Agreement constitutes the entire agreement between the parties. Any amendments must be in writing.



22. Additional Provisions. \_\_\_\_\_  
\_\_\_\_\_.

**IN WITNESS WHEREOF**, the parties have caused this Agreement to be executed by their duly authorized representatives, as of the first date written above.

\_\_\_\_\_  
**Lessor Signature**

\_\_\_\_\_  
**Lessor Name**

\_\_\_\_\_  
**Lessor Name**

\_\_\_\_\_  
**Representative Signature**

\_\_\_\_\_  
**Representative Name and Title**

\_\_\_\_\_  
**Lessee Signature**

\_\_\_\_\_  
**Lessee Name**

\_\_\_\_\_  
**Lessee Name**

\_\_\_\_\_  
**Representative Signature**

\_\_\_\_\_  
**Representative Name and Title**

