

BLUE MOUNDS STORAGE, LLC

10824 Village Circle. Blue Mounds. WI 53517 (608) 220-2249
Mail Payments To: 10843 Blue Mountain Ave. Blue Mounds, WI 53517

Rental Agreement

(Month to Month Occupancy)

Please fill out the yellow highlighted areas of the Rental Agreement and email it to:
bluemoundsstorage@gmail.com

Applicant Section: (Please Fill in All Highlighted Sections)	Management Section: (Do Not Use)
Name _____	Unit # _____
Address _____	Unit Size _____
City/State/ Zip _____	Rental Date _____
Phone # _____	First Month's Rent _____
Email _____	Security Deposit _____
Driver License # _____ State Issued _____	Monthly Rent Due _____
Unit Size Requested _____	Total Amount Received _____
How did you hear about us? _____	

RENT IS DUE ON THE FIRST OF THE MONTH

On this day, ___/___/_____, the above Lessee, does hereby agree to rent from Blue Mounds Storage LLC, hereinafter referred as the Lessor located in Blue Mounds, Wisconsin, the above numbered unit under the following terms and conditions:

1. RENT – The monthly rent shall be the amount entered above, DUE AND PAYABLE IN ADVANCE ON THE FIRST OF THE MONTH, to Lessor at 10843 Blue Mountain Ave, Blue Mounds WI. 53517 or by automatic payment.

2. SECURITY DEPOSIT – In addition to the payment of the first month's rent, as indicated above, there will be a security deposit in the amount stated above, to be paid at the time of execution of the rental agreement. This security deposit will be refunded in full providing all rent, late and other charges have been paid, the required (15) days prior notice has been received and the inside of the rented unit has been broom cleaned at the time of vacating.

3. LATE PAYMENTS – In the event the stated rent is not received at the above address within (10) days after the due date, a LATE CHARGE in the amount of \$20.00. In the event of a resumed or dishonored bank check that was accepted as payment for rent/or other charges, there will be an additional administrative fee charged for the returned check in addition to the \$20 late charge that will result from the resumed check. If the customers lock has to be cut off then there be an additional charge of \$25. This lock cut off charge is in addition to all other fees.

4. TERM – Commencing on the first of the month and ending at noon of the last day of each month thereafter, until terminated by either the Lessee or the Lessor in writing at least (15) days prior to the last day of any month and in accordance with Wisconsin law.

5. USE, OCCUPANCY AND COMPLIANCE LAW – The premises are to be used only for storage of personal property and household goods owned by the Lessee. Lessee further agrees that the premises will not be used for the operation of business or for human or animal occupancy. Trash and other materials shall not be allowed in or near the leased premises. Nor shall an outside leased space be used for maintenance or repair of any personal property stored in the designated space.

THE STORAGE OF WELDING OR FLAMMABLE, EXPLOSIVE OR OTHER INHERENTLY DANGEROUS MATERIAL IS PROHIBITED. Vehicles or other similar fuel driven or equipment may be stored only if the fuel tanks are emptied and inspected by the Lessor. Lessee shall not store rented unit any item(s) which shall be in violation of any order or requirement imposed by any Board of Health, Sanitation Department or Fire Department or any other governmental agency or in connection with the leased premises. The tenant shall be responsible for all costs associated with the removal of any hazardous materials or any penalties incurred as a result of hazardous substance being on the premises.

6. SIGNS – No painted or other signs shall be placed on the leased premises.

7. RULES – Lessee agrees to abide by all Blue Mounds Storage, LLC rules and policies that are now in effect or that may be put into effect from time to time.

8. CONDITION AND ALTERATION OR PREMISES – Lessee has examined the premises and hereby accepts the as being in good order, condition and repair. Lessee agrees to immediately notify Lessor of any defects, dilapidations or dangerous conditions that may occur. Lessee agrees to keep the premises in good order and condition and to pay Lessor promptly for any repairs of the premises caused by the Lessee's negligence or misuse, or the negligence or misuse by the Lessee's invitees, licensee and/or guest. Lessee shall make no alterations or improvements or the premises without the prior written consent of the Lessor, then all costs necessary to restore the premises to its prior condition must be borne by the Lessee.

9. INSPECTION – Lessee agrees that Lessor may, at any reasonable time, enter to inspect the premises and/or make repairs. Lessee further agrees that Lessor may show the premises to a

prospective purchaser(s) or the property or to the lending institutions or their representatives at any reasonable time or, if notice of termination of this occupancy has been given by either party, to prospective Lessees during the period of inspection.

10. TERMINATION – The occupancy under this agreement may be terminated by the Lessor or Lessee by the giving by one of written notice to the other of his intention to terminate the occupancy or the assigned unit; said written notice to be received at least (15) days prior to the date of termination. Rent is payable by the Lessee to the Lessor for the current month and if the occupant vacates prior to the end of said month, the Lessee must, nevertheless, pay the stipulated rent for the said current month as hereinbefore provided. As conditions for such termination and prior to the return of any deposit, Lessee shall perform the following: leave Lessor the forwarding address of the Lessee and allow Lessor to inspect the premises in Lessee's presence to verify the final condition of the premises and contents.

11. DEFAULT – In the event of nonpayment of rent or other charges by the Lessee for a period of seven consecutive days after the due date, Lessor may proceed under Wisconsin Code 704.90 or any other legal remedy at law or in equity. In the event any portion of the rent has not been paid by the Lessee to Lessor and/or in the event any of Lessee's stored property remains on the premises after the termination of the Rental Agreement, Lessor has the right to re-enter the unit and remove Lessee's stored property and store it in another place, deny Lessee access to such property, consider the occupancy terminated and re-let the premises. Lessor shall dispose of stored property and apply the proceeds in accordance with 704.90 of the Wisconsin Statutes. Unpaid rent shall accrue with interest at 18% per annum. The landlord is not responsible for damage to tenant's lock removal of such lock pursuant to the provisions herein.

12. NOTICE OF LIEN RIGHTS – Blue Mounds Storage, LLC has a lien on all personal property stored on this premises for rent and other charges related to the personal property which attached as of the first day such property is stored. Blue Mounds Storage, LLC may satisfy its lien by selling the personal property as provided in 704.90 Wisconsin Statutes if Lessee defaults or fails to pay rent for storage of personal property abandoned after the termination of the rental agreement.

13. ASSIGNMENT OR SUBLETTING – Lessee shall not sublet or assign all or any portion of the related premises or Lessee's interest therein without prior written consent of the Lessor.

14. ATTORNEY'S FEES – If legal action shall be brought by Lessor for unlawful detainer, to recover any sums due under this Agreement, or for the breach of any other covenant or condition contained in the Agreement, Lessee shall pay the Lessor all costs, expenses and reasonable attorney's fees incurred by the Lessor in the aforesaid action.

15. LIABILITIES – Lessee shall hold the Lessor harmless from all claims of loss or damages to Lessee's property and/or injury or death of persons caused by the intentional acts or negligence of Lessee, his guests, licensees or invitees, or occurring on the premises rented for the Lessee's exclusive use or the premises of Blue Mounds Storage, LLC. Lessee hereby expressly releases Lessor from any and all liability or loss or damage to Lessee's property or effects arising out of water leakage, breaking pipes, theft, fire, vandalism or other causes beyond the reasonable control of the Lessor. Lessee's possessions within the rented unit are so placed at Lessee's sole risk and Lessor shall not have liability for any loss or damage caused to said possessions whatsoever. Lessee acknowledges that insurance is available from independent

insurance companies for damage to Lessee's property for the liability imposed in the paragraph and it is Lessee's option to purchase such insurance.

16. ACKNOWLEDGMENT – Lessor hereby acknowledges the receipt of \$ _____ as payment in advance of the first month's rent. Rent is due on the first day of each month. No statements will be mailed or emailed. There is no gate or fence at this facility.

I understand that this storage facility and/or its management:

- ◆Is not responsible for loss or damage to my property
- ◆Does not provide insurance for my stored property
- ◆Requires that I provide my own insurance coverage or be uninsured
- ◆Requires that I provide my own lock
- ◆Rent is due by the first day of the month

Initial for All _____

IN WITNESS HEREOF we acknowledge we have read and understand the above Agreement. If there are special exceptions or conditions to the above, they have been written in the space provided.

This agreement entered on ____ / ____ / _____

Lessee

Lessor – Blue Mounds Storage, LLC

❖NOTICE TO THE LESSEE: DO NOT SIGN THIS AGREEMENT BEFORE YOU READ IT AND FULLY UNDERSTAND THE COVENANTS AND CONDITIONS CONTAINED HEREIN. KEEP A COPY OF THIS AGREEMENT TO PROTECT YOUR LEGAL RIGHTS. LESSEE HEREBY ACKNOWLEDGES BY SIGNING THIS AGREEMENT ABOVE HE HAS READ, UNDERSTOOD AND ACCEPTS ALL OF THE TERMS AND CONDITIONS EXPRESSED IN THIS AGREEMENT WHICH CONSISTS OF TWO PAGES.