



807 W Taylor Avenue, Fairfield IA 52556

(641) 451-7715

STORAGE SPACE- LEASE AGREEMENT

Name ("Lease"): _____

Address: _____

Phone: _____ Email Address: _____

4 Digit Pass Code: _____ Unit#: _____ Security Deposit: _____ Lease Start Date: _____

Description of Payment Agreement: _____ Amount Paid: _____

This Agreement is between the Lease (above) and Jason Kelly (Lessor) of West Side Self Storage, 807 W Taylor Ave., Fairfield, IA 52556, collectively known as the "Parties" below:

Terms and Conditions

1. Term

Lessor hereby leases to Lessee the storage space located at 807 W Taylor Ave, Fairfield, Iowa 52556 (the "Premises"). After the lease begins, the Lease agrees to pay the agreed monthly amount to the Lessor until such time as it is terminated by either party.

2. Rent

Lessee agrees to pay the agreed amount of rent in advance on the 1st of each month to Lessor (or his agent) by mail or in person (to Lessor or his or her agent) at their respective addresses as noted above. Upon receiving any payment of storage space rent in cash, Lessor agrees to issue a receipt stating the name of Lessor, the amount of rent paid, the designation of the storage space and the period for which said rent is paid.

3. Security Deposit

Lessee shall give the Lessor a security deposit, if rent is paid month to month, as security for the

performance by Lessee of the terms under this Lease and for any damages caused by the Lessee, Lessee's family, agents and visitors to the Premises during the term of the Lease.

4. Termination

Either party may terminate this Lease by providing 7 days written notice to the other party. Any such notice shall be directed to a party at the party's address as listed in this Lease.

5. Use of Premises

Lessee will use the Premises exclusively for the storage of Lessee's possessions. Lessee understands that the use of electricity for refrigerators, freezers or other appliances is not permitted. Lessee may not store or dispose of any property outside of the Premises. Lessee shall not use the Premises for any illegal or otherwise prohibited activities. Lessee will not live in storage unit. Lessee is responsible for lost or stolen keys. Lessee will not give out codes to anyone that is not on lease.

6. Dangerous or Illegal Materials

Lessee shall not keep or have on or around the Premises any item of a dangerous, flammable, or explosive nature that might unreasonably increase the risk of fire or explosion on or around the Premises or that might be considered hazardous by any responsible insurance company. Lessee shall not keep or have on or around the Premises any illegal items, materials or substances.

7. Security and Liability

Lessee's possessions will occupy the Premises entirely at the risk of the Lessee. Lessor is not responsible for carrying any insurance covering Lessee's possessions. Lessee should, at his or her own expense, obtain insurance for the possessions stored at the Premises. Lessee releases Lessor from any loss, damage, claim or injury resulting from any casualty on the Premises. Lessee understands and agrees that the Lessee accepts full responsibility for any and all personal injuries or any other damages that may occur during use of the storage space, regardless of the reason. Further, Lessee agrees that Lessor, and all associated owners, agents, and employees, be held harmless for all injuries and damages occurring inside or outside of the Premises.

8. Maintenance

Lessee will, at Lessee's sole expense, keep and maintain the Premises in good, clean and sanitary condition during the term of this Lease and any renewal thereof. Lessee will promptly advise Lessor if the Premises are in need of any maintenance or repair.

9. Assignment and Sublease: Lessee shall not assign or sublease any interest in the Lease

10. Governing Law

This Lease shall be governed by the laws of Iowa.

11. Entire Agreement

This Lease contains the entire agreement of the parties, and there are no other promises or conditions in any other agreement whether oral or written concerning the subject matter of this Lease. This Lease supersedes any prior written or oral agreements between the parties.

12. Severability

If any provision of this Lease will be held to be invalid or unenforceable for any reason, the remaining provisions will continue to be valid and enforceable. If a court finds that any provision of this Lease is invalid or unenforceable, but that by limiting such provision it would become valid and enforceable, then such provision will be deemed to be written, construed, and enforced as so limited.

13. Amendment

This Lease may be modified or amended in writing, if the writing is signed by the party obligated under the amendment.

14. Waiver of Contractual Rights

The failure of either party to enforce any provision of this Lease shall not be construed as a waiver or limitation of that party's right to subsequently enforce and compel strict compliance with every provision of this Lease.

IN WITNESS WHEREOF, this Lease has been executed and delivered in the manner prescribed by Iowa law as of the Effective Date first written above.

LESSOR

Sign: _____ Date: _____

Jason Kelly

LESSEE

Sign: _____ Date: _____

Print: _____