

Landlord/Agent: Bird Bath Storage Units

PO Box 119
Lennox, SD 57039
Phone: (605) 359-5364

BIRD BATH STORAGE UNITS - LEASE AGREEMENT

The Landlord and the Tenant agree to lease the garage at the rent and for the term, stated on this lease:

Tenant:

Name: _____ Garage #: _____

Address: _____

Phone: _____

Lease Date: _____

Term _____

Monthly Rent: _____

Start Date: _____

Security Deposit: _____

End Date: _____

Date Paid: _____

Use: The Garage must be used for storage of items only, and for no other reasons.

Rent: You, the tenant, will pay the Landlord or Agent: \$ _____, in advance, on or before the first of each month.

Payments that are received after the 3rd, will be subject to a late payment fee of ten (\$10) dollars. If the late fees are not paid they will be deducted from the security deposit. If payment is not received by the 10th of the month, Sunnyside Storage Units will send a certified letter to the Tenant, stating that the payment is past due. Three (3) days after the certified letter is received, or if the Tenant refuses the certified letter, and payment is still unpaid, Sunnyside Storage Units will put our lock on storage unit # _____ and the contents will become the property of Sunnyside Storage Units to be sold at auction.

One month notice of cancellation is required, before the first of the month, if the Tenant chooses to end this lease on a date other than the lease end date. If the Tenant fails to give one months notice, the Tenant will forfeit the security deposit in lieu of one month rent.

Lock and Liability: Tenant provides a lock for the garage that the Tenant is renting. Sunnyside Storage Units is not responsible for lost, damaged, or stolen items.

Security Deposit: The Tenant is required to pay a security deposit in the amount of \$ _____. This security deposit is a guarantee of rent and condition of garage. If any structures in the garage are altered or damaged, the security is forfeited. Upon the end of the lease, the Tenant is required to make sure that the garage is clean, has been swept out, and is in the same condition as when the lease was started, otherwise the security deposit will be forfeited. If the Tenant does not give one month notice prior to move out date, the deposit will be forfeited.

Signatures: Landlord/Agent: _____

Tenant: _____

Tenants Date of One Month Notice _____

Manager: _____