



Clean & Safe Mini Storage

830 Liebman Court

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The lease of the mini storage unit below is entered into and between the Landlord and Tenant (referred to in singular whether one or more) on the following terms and conditions:

Tenant: _____

Landlord: T FUTURES, LLC

Building Address: 2645 University Ave # _____ Size: _____ Security Deposit: \$ _____ Lease Term: Month to Month

Lease Start Date: _____ Rent amount: \$ _____ Pro-rated rent: \$ _____

RENT IS DUE ON THE FIRST OF EACH MONTH. If we have not received your payment by the seventh calendar day, a late fee of **\$25.00** will be in effect and access to your storage unit will be denied until all rent and late fees are satisfied.

A penalty of **\$30.00** will be charged for all payments returned for non-sufficient funds (NSF). If your payment is returned by your bank after the 7th calendar day of the month, your storage account will incur a **\$25.00** late fee as well.

This is a one-month rental agreement, which will *automatically renew* on the first calendar day of each month. A **“1-Month” written notice is required to end this lease.** Notice is to be given by **the first calendar day of the month** so that the unit will come available on the first of the following month. **Any notices received after the 1st day of the month will not go into effect until the following month.**

Tenant agrees to section 704.90 Par: 3 - 1 - (B) of the Wisconsin state Statutes, states that the lessor has a lien on all personal property stored in the lease space. The lessor may satisfy the lien by selling the property as provided in this section if the lessee defaults, or fails to pay on the storage, or if personal property is abandoned after the termination of this rental agreement.

When vacating, the tenant agrees to have the unit swept out, clean and empty. The keys must be returned to the rental office **no later than 12:00 PM** on your vacating day. Pro-rated rent will be deducted from lessee's security deposit for all days the space is occupied beyond the vacate date. The lessee further agrees to pay all incurred costs of a new renter if not out of the unit when the new renter is to move in.

Security deposit will be returned within 21 days from the last day of your lease term, providing that the key has been turned in by 12:00 PM on your vacating day. The unit must also be clean and free of damage.

The lock and key that is provided by our office shall be the *only* one used on the storage unit. Non-returned keys and/or locks will result in complete lock replacement at a cost of **\$25.00**.

Tenant agrees to carry insurance on their contents. **All property stored in the unit is the lessee's sole risk. The lessee agrees to hold the lessor harmless for any loss or damage to the contents.**

The Tenant realizes that it is their responsibility to store all goods on pallets or 2x4's, and that the lessor is not responsible for any damage caused by moisture or water in the storage unit. (**Water can leak into the building with driving rain or ice build-up.**)

The Tenant shall not make any alterations to the premises. The Tenant is fully aware of the condition of the unit upon execution of this lease, and accepts the same.

A lessee may not use a leased space for residential purposes, for carrying on of any business, trade of any kind, manufacturing, fabrication, assembly, or auto repair. No animals, perishable foods, or anything containing strong odors are to be stored. **Lessee understands that they are not to allow anything to leak from an engine, and to not store anything flammable; i.e. batteries, chemicals, gasoline, etc.**

Lessee will be liable for any damage caused by themselves, friends, employees, etc., to the storage unit or any damage caused to others or their property.

The lessee agrees to allow lessor to inspect premises and the contents stored at any time. The lessee is responsible for snow removal in front of their storage unit. Our grounds crew will only plow the driveways leading to all of the storage units.

By signing below, I understand and will adhere to the guidelines set forth in this rental agreement.

Tenant

Date

Tenant

Date

Leasing Agent

Date