

Bismarck Storage LLC, Property 94
1100 Industrial Drive, Suite 30 - Bismarck,
ND 58501
Phone: 701-221-2074 Cell: 701-226-8813



Storage Lease

Lease dated _____ between Bismarck Storage LLC ("Lessor"), and _____ Having an
(Renter's Name)
address at _____ ("Lessee"). Lessor leases to lessee, and Lessee takes from lessor, the
(Renter's Address)
following property: Mini Storage Unit _____ in building _____ in Bismarck Storage LLC located at
_____ Bismarck, ND to have and to hold subject to all of the terms and conditions herein, for a
term of _____ starting on _____.

- 1. RENT** Lessee promises to pay Lessor \$_____ per month. The rent is payable in advance on the first day of each month. The first installment of rent shall be paid on signing this lease. In the event that rent is not paid within ten (10) days after the due date, or in the event of a dishonored bank check from lessee to Lessor, Lessee agrees to pay \$20.00 as liquidated damages for said late payment.
- 2. USE AND OCCUPANCY** Lessee will use the premises for storage of personal property, excluding hazardous, toxic or noxious chemicals and explosive substances, and for no other purpose unless such purpose is approved in writing by Lessor. Lessee is familiar with the physical condition of the premises. Lessee accepts the same in the condition in which it now is, and agrees that the premises comply with all requirements of this lease. Lessee is responsible for the care, custody and control of all property stored in the leased storage space. Lessor shall have the right but not the obligation to inspect the leased premises at any reasonable time or to show the leased space to prospective purchasers of the property or to lending institutions. The Lessee will give the Lessor 30 days notification to vacate the storage unit. The Lessor is responsible for snow removal in the main driving area. The Lessee is responsible for maintaining access to individual unit. Should the Lessee need assistance, the Lessee will give the Lessor two business days notice.
- 3. SECURITY DEPOSIT** Lessee has deposited with the Lessor the sum of \$_____ as security for the performance by Lessee of the terms and conditions of the Lease. Upon the expiration or termination of the lease. Lessee shall quit and deliver to Lessor the premises in good order and condition, ordinary wear and tear accepted, and shall remove all Lessee's property therefrom.
- 4. SUBLETTING OR ASSIGNMENT** Lessee shall not sublet or assign all or any portion of the premises or Lessee's interest therein without Lessor's prior written consent.
- 5. MODIFICATION** This lease may be changed or modified only by an instrument in writing signed by the party against which enforcement of such change of modification is sought.
- 6. LIABILITY** Lessee shall indemnify and hold Lessor harmless for all claims of loss or damage to property and of injury or death of persons caused by Lessee's negligence, or the negligence of Lessee's invitees, guests or licensees, occurring on the premises rented for Lessee's exclusive use. Lessee hereby releases Lessor from any and all liability or loss or damage to Lessee's property arising out of fire or wind damage, water leakage, and other causes not the result of Lessor's negligence. Lessee's possessions in the building are placed at Lessee's risk and Lessor shall have no liability for any loss or damage to such property not caused by Lessor's negligence.
- 7. DEFAULT** Lessee shall be in default if Lessee fails to pay the rent and other charges at the time and in the manner set forth in this lease agreement. Lessor has a lien on all of Lessee's property stored in the facility for rent, labor and other charges, and for expenses reasonably incurred in the sale of or other disposition of the property under law. If Lessee is in default, Lessor may deny Lessee access to the leased space and enforce the lien by selling the property stored in the leased space pursuant to N.D.C.C. 35-33.

IN WITNESS WHEREOF, Lessor and Lessee have executed this lease as of the date first above written.

BISMARCK STORAGE, LLC

BY _____
(Lessor)

(Lessee)
Phone _____
Work _____
Cell _____