

BELLEVILLE STORAGE CENTER

1500 West Blvd.
Belleville, IL 62221
(618) 235-0600

info@bellevillestoragecenter.com

UNIT # _____ DUE DATE _____

RENTAL AGREEMENT # _____

1. Renter shall use said space only for the storage of goods in Renter's lawful possession. Renter will keep the space in good condition and will use the space for no unlawful purpose, will not litter the surrounding premises and will not store noxious, filthy, explosive, or highly flammable materials or goods in space. Cleaning deposit is refundable only if premises are left BROOM CLEAN, empty, and unlocked upon vacating, and Renter fully pays all rent charges due. Renter accepts the premises as suitable for Renter's storage purposes and waives all defects, if any, therein. Renter accepts responsibility for placing wood strips under cardboard boxes, furniture and other items that could be damaged by dampness. Renters shall pay for any and all repairs to the rented space or the storage facility due to damage arising out of the negligence or willful misconduct of Renter or Renter's agents, employees, licensees, invitees, or contractors.

2. This Rental Agreement may be renewed for the next month if rent payment is received on or before the due date indicated above. A late payment fee of \$20.00 will be assessed if rent remains unpaid for 5 days _____(initial). Renter understands and agrees that Lessor has a lien on all personal property stored within each leased space to cover all charges and expenses incurred by Lessor in the event Renter defaults on this agreement. If Renter fails to pay the rent when due or to vacate the premises promptly upon expiration of this agreement, the Lessor may take immediate possession of the premises together with all property therein to satisfy its lien upon the property. If said delinquency continues thereafter for 15 days, and upon notice to Renter as to the time and place of sale, Lessor may sell all or part of said property and apply the proceeds first to the expenses of sale, attorney's fees, legal costs and delinquent rental. Lessor may further deny Renter access to the lease base at any time after Renter is in default. All notices to Renter shall be to the address shown herein or to such address as Renter may notify Lessor in writing with date and signature. **NO REFUNDS made on rent paid in advance.** Renter understands this is a month to month rental agreement...when they move out, they *must move out on or before their due date or they owe another months rent.* There is **NO PRO-RATING of monthly rent.**

3. Renter understands that Lessor is not storing goods for hire, is not a public warehouseman, but instead is merely renting space for storage of unidentified goods by Renter. Renter also understands that Lessor exercises no custody, care or control over any goods stored by Renter, and that Lessor carries no insurance which in any way covers any loss Renter may claim to goods stored. Renter acknowledges that all goods are stored at Renter's sole risk and that insurance for stored goods is available at Renter's sole option and expense. Renter agrees NOT to subrogate against or allow his or her insurance company to subrogate against Lessor in the event of loss or damage of any kind or from any cause. Renter further acknowledges full concurrence and understanding of these provisions by agreeing to arrange for own coverage _____(initial). Lessor expressly disclaims all liability or implied or expressed warranty for or in connection with loss or damage to any goods stored by –or– any use made of the premises by Renter, no matter what the cause, including loss or damage from fire, explosion, mine subsidence, terrorism, theft, vandalism, wind, water, moisture, mildew, extreme temperatures, insects, rodents, building defects, etc. Renter shall indemnify and hold Lessor harmless all claims, demands, and actions arising directly or indirectly from Renter's use of the space including, without limitation, all claims, demands, and actions brought by Renter' invitees, family, employees, agents, or servants for personal injury or property damage.

4. Renter shall not sublease or assign any part of such space without Lessor's written consent. Lessor may enter leased space at all times which are reasonably necessary to insure the protection and preservation of the storage facility or the protection of property stored therein. The terms and conditions herein constitute the entire agreement between the parties, and provide the sole basis for determination of the party's respective rights and obligations. In the event any part of this agreement shall be held invalid or unenforceable, the remaining parts of this agreement shall remain in full force and effect as though any invalid or unenforceable part or parts were not written into this agreement. This agreement is binding upon and shall insure to the benefit of the parties hereto, their heirs, successors and assignees. Rental charges for subsequent months are subject to increase upon written notice to Renter.

5. No human may inhabit, and no animal may be kept in the rented space. Renter may not operate any business, produce any goods, or provide any services in the space or the storage facility. Nothing may be stored outside the rented space. Renter shall comply with all federal, state, and municipal laws and regulations affecting Renter's use of space.

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6. Renter shall immediately notify Lessor of any fire or other casualty, defect, or dangerous condition affecting the rented space or the storage facility. If fire or other casualty causes damage to the rented space, or the storage facility, or the storage facility is totally or partially taken by way of eminent domain, Lessor may terminate this agreement immediately upon written notice to the Renter.

7. Renter hereby authorizes Lessor to release any information as may be required by law or requested by government authorities, law enforcement agencies, or courts including, without limitation, Renter's credit information and credit history provided by credit reporting bureaus. Renter expressly releases Lessor and its agents and employees who provide such information to government authorities, law enforcement agencies, or courts from any and all liability arising from or connected with the release of such information.

8. Renter agrees to be bound by Lessor's Rules & Policies for the storage facility as may be posted by Lessor, or delivered by Lessor to Renter from time to time. All such Rules & Policies, as amended from time to time, shall be deemed to be a material part of this agreement.

9. This Rental Agreement and the Rules & Policies referred to herein, constitute the entire agreement between Renter and Lessor, and may be modified or amended only upon the further written agreement of Renter and Lessor. This agreement is made and shall be interpreted as enforced in accordance with the laws of the State of Illinois. Renter and Lessor expressly waive their respective rights to a trial by jury in any action, at law or in equity, arising out of or in any way connected with this agreement. In the event Lessor is required to obtain the services of an attorney to enforce any of the provisions of this agreement, Renter agrees to pay to Lessor in addition to the sums due hereunder an additional amount as and for the attorney's fees and costs incurred by Lessor.

10. The rental charge for unit is _____ per month, payable on the _____ of each calendar month. Lessor acknowledges the payment of \$10.00 cleaning deposit, \$5.00 Admin Fee, \$15.00 key deposit for Warehouse and Climate Control Buildings. Total _____ which pays rent until _____.

NAME: _____

RENTER: _____

ADDRESS _____

LESSOR: _____

CITY _____ STATE _____

DATE: _____

ZIP _____