

Airport Mini Storage

1110 North Memorial Drive
Greenville, North Carolina 27834
252-551-6700

Mini- Storage Lease

ALL RENTS ARE DUE BY THE 1ST OF EACH MONTH.

*Units will be over locked on the 2nd of the month.

LEASE dated _____, 20____ between Airport Mini-Storage Landlord and _____, Tenant.

LANDLORD leases to Tenant the following described premises

Unit No. _____ (_____ X _____)

Located in Landlord's MINI-WAREHOUSE at the address indicated above, to use as a storage room for storing personal or business property beginning on _____, 20____ for the monthly rental sum of \$____ PAYABLE on the due date if each month in advance, Landlord acknowledges receipt of \$____ which is the Tenant's security deposit. The conditions on the reverse side hereof are a part of this Lease Contract. Tenant has read these conditions and agrees to be bound by them.

*\$7.00 Certified Letter Fee (Each Occurance)

*Late fees administered on the 5th, 15th, and 30th of each month in the amount of \$5.00 each.

*No prorated refunds

*Units must be cleaned prior to vacancy - all units are subjected to a \$50.00 cleaning fee for any items left in the unit

TENANT:

(Signature)

(Driver's License)

(Address)

(City, State, Zip Code)

(Residence Phone)

(Business Phone)

LANDLORD: Airport Mini-Storage

By: _____
(Manager)

CONDITIONS

- 1) Tenant further covenants with Landlord that at the expiration of the term of this lease, peaceable possession of the premises shall be given to the Landlord, in as good condition as they are now, normal wear, inevitable accidents and loss by fire expected; and the Tenant agrees not to let, sublet, or assign the whole or any part of the premises without written consent of the Landlord.
- 2) Tenant shall not place or keep in the premises explosives, inflammable liquids, contraband, or other goods prohibited by law and agrees to abide by any rules promulgated by Landlord governing the use of these premises. Tenant shall not permit damage to the premises and shall indemnify and hold the Landlord harmless from any claim or cause of action arising out of tenant's use of the premises. TENANT ASSUMES RESPONSIBILITY FOR ANY LOSS OR DAMAGE TO PROPERTY STORED BY TENANT IN THE PREMISES AND MAY OR MAY NOT ELECT TO PROVIDE INSURANCE COVERAGE FOR THE SAME. LANDLORD DOES NOT MAINTAIN INSURANCE FOR THE BENEFIT OF THE TENANT.
- 3) Upon expiration of this lease, if tenant continues to rent the premises on a month to month basis, all covenants and conditions contained in this lease shall continue in full force and effect. All leases expire on the last day of the month unless otherwise noted. Failure to vacate the premises on lease expiration date automatically renews the lease for one month. THERE ARE NO PRORATED RENT REFUNDS.
- 4) Ten (10) days prior to vacating the premises, tenant agrees to give landlord written notice that he/she is giving up the space. On the date the unit is vacated, tenant must so advise manager. Failure to give notice will result in forfeiture of the tenant's security deposit.
- 5) If rental payments are not paid in full within ten (10) days of the due date, the landlord may, at his option, declare the tenant in default. No notice need be given of this default. LANDLORD MAY, AT HIS OPTION, REMOVE TENANT'S LOCK AT TENANT'S EXPENSE WHEN DEFAULT OCCURS TO APPRAISE STORED CONTENTS FOR SALE.
- 6) In the event of default in the payment of the rent provided herein, landlord may with or without notice to tenant, take possession of the leased premises, together with all the property therein. Upon default, the landlord may, at his option, exercise all his rights according to Chapter 44-A of the NC general statutes including possession and sale of storage contents. All costs of moving, storage and/or sale of goods associated with default shall be borne by tenant.
- 7) In the event landlord is required to obtain the services of an attorney to enforce any of the provisions in this lease, tenant agrees to pay, in addition to the sums due hereunder, an additional amount as and for attorney's fee and cost incurred-amount not less than 15% of the monies owed.
- 8) Landlord will have the right in the event of an emergency to enter the premises using whatever reasonable force is necessary.
- 9) Change of address: IT SHALL BE THE DUTY OF THE OCCUPANT TO FURNISH THE OWNER, IN WRITING, ANY CHANGE OF ADDRESS OR PHONE NUMBER BY CERTIFIED MAIL, RETURN RECEIPT REQUESTED, POSTAGE PRE-PAID.
- 10) A returned check is subject to a charge of twenty-five dollars (\$25.00) + bank service charge.
- 11) The covenants herein contained shall extend to and be binding upon the parties hereto, their heirs, executors, administrators, and assigns.
- 12) Landlord has the sole and exclusive right to terminate the tenant's right to possession of the unit and/or to terminate this agreement for any reason by giving tenant ten (10) days written notice.
- 13) LATE CHARGES ON DELINQUENT ACCOUNTS WILL BE CHARGED AS FOLLOWS:
 - a. 5TH of each month: \$5.00 Late charge
 - b. 15TH of each month: Additional \$5.00 late charge
 - c. 30TH of each month: Additional \$5.00 late charge
 - d. For Fourth Late Letter: \$7.00
 - e. For Fifth Late Letter: \$7.00
 - f. For Certified Letter: \$7.00
- 14) Tenant is responsible for furnishing a lock and keeping his or her unit locked always. If tenant removes his or her lock and does not notify the manager, then the unit is considered abandoned by the tenant.