



710 S. 13th St. Suite 900
PMB 110
Norfolk, NE. 68701

Nielsen Family Enterprises, LLC. 402 844-4500

A1 Storage copy
A1 Storage Unit Lease Agreement

This lease entered into this ____ day of _____, 2013__ by and between **A1 Storage**, hereinafter referred to as LESSOR, and:

LESSEE _____

LESSEE ADDRESS _____

Town/ State Zip _____ PHONE _____

E-MAIL ADDRESS _____

Hereinafter referred to as the LESSEE, defines the LESSOR/LESSEE relationship arising out of the rental of:

812 S. 13th Street, Storage Unit # , Norfolk, NE. 68701

This agreement will be from _____ thru _____
_____ days _____

Security Deposit _____

First Full Month Rent _____

Total First Payment _____

After the original term of the lease, this agreement will automatically become a month-to-month rental agreement for the standard current rate for that unit, unless specifically noted otherwise by an addendum to this contract.

Monthly Payments of \$_____ are due on the 1st day of each month thereafter. All Payments shall be made out to **A1 Storage**

The LESSEE will place as a **SECURITY DEPOSIT**, the sum of \$_____, to be retained by **A1 Storage**, and returned to the LESSEE, less itemized deductions, within 14 days of vacating the premises. The Security Deposit shall not be applied as rent.

The LESSEE also agrees to the following:

- 1. The LESSEE will pay a **LATE RENT HANDLING CHARGE OF \$20.00**, with rent, if the full rent payment is not received by **A1 Storage** by the third day of each month. If the rent payment is not received by **A1 Storage** by the tenth day of the month, the LESSEE will be given a **THREE-DAY NOTICE OF EVICTION**, and be assessed a **THREE-DAY NOTICE HANDLING CHARGE OF AN ADDITIONAL \$20.00**.
- 2. The LESSEE will pay a **DISHONORED CHECK RETURN CHARGE OF \$20.00** on all dishonored return checks, regardless of the cause, and all future payments may be requested to be made by money order. You will also need to pay the late charge fee when repaying for dishonored return checks.
- 3. The LESSEE will pay for repairs to the premises, upon demand, made necessary by the **NEGLIGENCE** of the LESSEE.

4. Upon the completion of your lease agreement the **LESSEE'S THIRTY-DAY WRITTEN NOTICE TO VACATE THE PREMISES** will be accepted only under the following conditions:
 - a. Completion of your lease.
 - b. Thirty-Day Notice will be **IN WRITING** stating the intent to move out and the specific date of move-out.
 - c. Thirty-Day Notice will be sent by mail to **A1 Storage PMB 110 Norfolk, NE. 68701**, with rent payment, **ON THE FIRST DAY OF THE MONTH**, so that the property will be available for rent on the first day of the following month
5. The LESSEE agrees that there will be **NO ALTERATIONS**, remodeling or installations of any form without the written authorization of the LESSOR.
6. The LESSEE agrees to use the premises solely for the purpose of **PRIVATE STORAGE** and for no business purposes without the written authorization of the LESSOR.
7. The LESSEE shall not **SELL, ASSIGN OR SUBLET** this agreement or storage unit without the written authorization of the LESSOR.
8. The LESSEE is aware that the cost of cleaning, repairing or reconditioning the premises may be a **SECURITY DEPOSIT DEDUCTION** if such work is made necessary because of misuse, negligence or failure to return the premises to the LESSOR in the same good condition as provided by the LESSOR upon the day of rental.
9. It is agreed that, except for actionable negligence, the **LESSOR SHALL NOT BE LIABLE** for any damages to the personal property of the LESSEE or others, or injuries to the LESSEE or others, for whatever cause, that arises out of the LESSEE'S occupancy of the premises and/or grounds. **It is highly recommended that the LESSEE obtain renters insurance for damage, fire, theft or other, as LESSOR insurance on the property is only for the structure of the building.**
10. If, prior to completing the full term of this lease, the LESSEE chooses to move out, or if the LESSEE is evicted due to the breach of any of the terms or conditions of this lease, the obligation created by this agreement will not cease but continue for either:
 - a. The duration of this lease agreement; or,
 - b. Until the premises are occupied through re-renting the premises, in which case the full deposit of the LESSEE is forfeit
11. General Rules and regulations of the property and storage unit's use: Please see **ATTACHMENT "A"** of the lease.
12. Additional Terms and Conditions: _____

Failure on the part of the LESSEE to comply with any of the provisions of this agreement shall, at the option of the LESSOR, constitute **BREACH OF THIS AGREEMENT**, and may result in **LESSOR NOTICE TO VACATE THE PREMISES**. In all cases, **TIME IS OF THE ESSENCE**.

THIS IS A LEGALLY BINDING AGREEMENT, IF NOT UNDERSTOOD, SEEK LEGAL ADVICE

Date _____ LESSEE _____

Date _____ LESSOR _____

ATTACHMENT "A"

WELCOME! The following information is for your reference. It contains some important suggestions and pertinent information about the policies of this storage facility.

- 1. **Your Fee is due promptly on the first (1st) of each month. You may mail your payment to A1 Storage 710 S. 13th St. Suite 900, PMB 110 Norfolk, NE. 68701 or drop it off to the clerk at THE UPS STORE**
Just indicate on the envelope to deposit in PMB 110. Their hours are M-F 8-6:30pm and Sat. 9-4pm
- 2. **A1 Storage will NOT send a monthly bill.**
- 3. **Any partial payments will not stop fees or official procedures.** Any agreements between Lessee and Lessor to extend payment dates must be in writing and signed by both parties to be binding.
- 4. **Only one lock** is allowed per door latch. Lessor reserves the right to remove additional locks if the need arises and will assess a \$25.00 removal charge at that time.
- 5. Please keep us up to date on any address and/or phone number changes.
- 6. Please leave aisles clear and do not block another Lessee's door.
- 7. **A1 Storage does not assume liability for the goods you store.** A1 Storage recommends that you contact your insurance agency for additional coverage.
- 8. Do not use the rental unit for anything but **DEAD STORAGE. DO NOT** store any flammable, explosive, toxic or illicit materials such as propane tanks, gas or food. **DO NOT STORE ANYTHING OUTSIDE** of the storage unit.
- 9. When the storage unit is vacated, it must be done on or before the last day of the month for which rent has been paid and all terms and conditions of this agreement are met by the Lessee.
- 10. **A1 Storage does not prorate when you vacate a unit.** If your unit is not vacant on the first (1st) day of the month, a full month's rent is due.
- 11. The storage unit must be swept clean, emptied, in good condition and ready to re-rent.
- 12. Lessee's lock must be removed upon termination of occupancy. Failure to remove lock will result in your being charged the next month's rental and late fees.
- 13. Lockout assistance may be available for a fee of \$25.00.
- 14. **No Dumping of Trash** or items that are of no use! You must dispose of them off the property.
- 15. **A1 Storage** will strictly enforce all policies and conditions in our contract.
- 16. If you see anything wrong then please contact us right away so we may address the issue in a timely manner.
- 17. **Thank you! We appreciate your business and look forward to your having a pleasant stay with us. If we can be of further help, please let us know.**

Lessee's Signature: _____

Date: _____