

SOUTH RIDGE STORAGE
P.O. BOX 729
LOCUST, NC 28097
7047-932-6587
704-400-3735

THIS LEASE, made (Date) _____ between South Ridge Storage, Herein referred to as Lessor, and
_____ Herein referred to as Lessee.

WITNESSETH

In consideration of the mutual covenants contained herein, the parties agree as follows:

Lessor hereby leases to Lessee, and Lessee hereby hires and rents from Lessor, Room Number _____
Herein referred to as room, in Lessor's Mini-Warehouse Storage Building 210 Cook Street, Kannapolis, NC.

1. **Rental.** The rental for the leased premises shall be at the rate of _____ per month, payable in advance of the first day of the month.
2. **Purpose of Storage.** The room shall be occupied by Lessee for the storage of personal property and for no other purpose, subject to such regulations as Lessor may make respecting the room and the use thereof.
3. **Control and Custody by Lessee.** Lessee shall have exclusive control of the room, its contents and the keys thereof.
4. **Entry of Premises by Lessor.** Lessor reserves the right to enter warehouse at reasonable times to inspect warehouse, perform required maintenance and repairs, or make additions, alterations, or modifications to any part of warehouse, and Lessee shall permit Lessor to do so. Lessor may erect scaffolding, fences, and similar structures, post relevant notices, and place movable equipment in connection with making alterations, additions, or repairs, all without incurring liability to Lessee for disturbance of quiet enjoyment of warehouse, or loss of use thereof.
5. **Access of Premises by Lessee.** Lessee shall, for the purpose of storage or removal of any merchandise, goods or other property in warehouse, be permitted to easy and convenient passage at any and all times, through any part of the abutting premises that is or may hereafter be occupied or controlled by Lessor.
6. **Perishable of Hazardous Goods.** No perishable or hazardous goods shall be placed in a room by Lessee. Upon default in performance of this section, this lease shall forthwith terminate at the option of Lessor; and Lessee shall be responsible for all damages sustained by Lessor by reason of such default.
7. A. After a grace period of 14 days, \$12.00 late charge will be assessed to the rent
B. After 20 days a lock will be placed on rental unit.
C. After 60 days, contents will become property of South Ridge Storage to dispose of as they wish.
8. **Risk of Loss.** All property of Lessee or others located or stored in warehouse shall be held at the risk of the Lessee, and Lessor shall not be liable for any damage to such property for any cause.
9. **Damage or Injury on Premises.** All damage or injury done to warehouse by Lessee or by any other Person who may be in warehouse with the consent of Lessee shall be paid for by Lessee. Furthermore, Lessee shall indemnify Lessor against any and all damages arising from personal injury or death, resulting from accidents in warehouse, of any person or persons whatsoever, whether employed in, customers or visitors to warehouse or any part thereof. Lessee hereby

acknowledges that warehouse if any, excepting any that may structural, are to be remedied and made secure and kept in such condition by Lessee.

10. Condition of Premises on Surrender. Lessee shall deliver up warehouse at the expiration of this Lease, in as good condition as warehouse now is reasonable use, wear and damages by elements excepted.
11. Effect of Instrument, It is mutually agreed that Lessor does not accept the furniture, goods, or other Property of Lessee for storage, and shall not be liable in any manner for their safekeeping or condition, nor be responsible therefore as a warehouseman. The only relation between Lessor and Lessee is that of Landlord and Tenant.

SOUTH RIDGE STORAGE

BY _____
Authorized Signature

I fully understand the above provisions and totally agree with the terms

Authorized Signature: _____

PLEASE READ THE FOLLOWING AND INITIAL THE BLANK SPACE BESIDE EACH NUMBER.

- ___ 1. Your Space number is _____
- ___ 2. You must provide your own lock.
- ___ 3. Your rent is due by the first of every month, after the 14th if the month a \$12.00 late charge Will be added to your rent.

IF YOUR PAYMENT IS NOT PAID WHEN DUE, YOU RUN THE RISK OF HAVING GOODS DISPOSED OF IN ACCORDANCE WITH THE LAW AND YOUR EXECUTED RENTAL AGREEMENT.

- ___ 4. You may be assessed a \$20.00 service charge for checks returned by the bank.
- ___ 5. **WE DO NOT SEND BILLS.** Mail your payment to P.O. Box 729, Locust, NC 28097

Make your check Payable to **SOUTH RIDGE STORAGE** and be sure to put your unit number on your check.

- ___ 6. REMEMBER – We are liable to you for any Damage or Loss to your stored goods You must obtain insurance or bear the risk of loss or damage yourself.
- ___ 7. If you have a change of address or telephone please advise us.

WHEN YOU DECIDE TO VACATE:

- * Notify us at least two (2) days prior to the vacate date or (2) days will be added to to term of your rental agreement.
- * Leave the space clean and undamaged
- * Remove your lock when you vacate.
- ❖ **IN ACCORDANCE WITH YOUR LEASE AGREEMENT**-If you plan to vacate your unit anytime with in the month, you are still liable for payment for the entire month.

TELEPHONE # (H) _____

TELEPHONE # (W) _____

NAME: _____

ADDRESS: _____

CITY _____

PLACE OF EMPLOYMENT _____

PLEASE LIST NAMES OF CLOSEST RELATIVE AND FRIEND:

(1) _____ TELE# _____

(2) _____ TELE# _____

DRIVER LICENSE# _____ STATE _____ SSN _____