

STORAGE LEASE AGREEMENT

Location: _____ Effective Date: _____

Parties:

Lessor (Owner/Manager): _____

Lessee (Renter): _____

Premises and Location:

Description of Storage Unit/Space: _____

Address / Location of Premises: _____

Term and Possession:

Lease Term (months or years): _____ Commencement Date: _____

Possession Date: _____

Rent, Fees, and Payment:

Monthly Rent Amount: _____ USD

Security Deposit Amount: _____ USD

Payment Due Date Each Month: _____

Use and Occupancy:

Lessee shall use the Premises solely for storage purposes. No hazardous, illegal, or perishable goods shall be stored. Lessee shall not assign or sublease the Premises without prior written consent of Lessor. Premises shall be kept clean and free of debris at all times.

Maintenance and Repairs:

Lessor shall maintain the structural integrity and access of the Premises. Lessee shall be responsible for any damage caused by Lessee's misuse or negligence. Lessee shall notify Lessor promptly of any needed repairs or unsafe conditions.

Access and Security:

Lessor shall provide Lessee with reasonable access to the Premises during agreed hours. Lessee shall use all security measures required by Lessor and maintain confidentiality of access codes or keys. Lessor is not liable for loss or damage to Lessee's property except by willful misconduct.

Insurance and Liability:

Lessee shall maintain insurance covering stored property against loss or damage. Lessor's insurance does not cover Lessee's property. Lessee releases Lessor from liability for any damage, loss, or theft except due to Lessor's gross negligence or willful misconduct.

Default and Remedies:

Failure to pay rent or comply with agreement terms constitutes default. Lessor may terminate this Agreement following notice of default and applicable cure period. Lessor may exercise all rights and remedies under law including eviction and retention of security deposit. Lessee remains liable for unpaid rent and damages.

Termination and Surrender of Premises:

Upon termination or expiration, Lessee shall remove all property and surrender Premises in clean condition. Any property left behind may be considered abandoned and disposed of according to law. Lessee remains liable for rent and damages incurred prior to surrender.

Indemnification:

Lessee shall indemnify, defend, and hold Lessor harmless from any claims, damages, or losses arising from Lessee's use of Premises, including injury to persons or property, except due to Lessor's gross negligence or willful misconduct.

Governing Law and Venue:

This Agreement shall be governed by and construed in accordance with the laws of the State of _____ without regard to conflict of laws principles. Venue for any disputes arising hereunder shall be exclusively in the courts of _____ County, _____.

Miscellaneous:

This Agreement constitutes the entire agreement between Parties and supersedes all prior agreements. Any modifications must be in writing and signed by both Parties. If any provision is held invalid, the remainder shall remain in effect. Neither Party waives any rights by delay or failure to enforce any provision.

Signatures:

LESSOR'S SIGNATURE

LESSEE'S SIGNATURE

Signature: _____

Signature: _____

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