

RENTAL AGREEMENT

This Rental Agreement made between American Mini Storage (AMS), a company doing business in Cape Girardeau County, Missouri, hereinafter called "LESSOR"; and _____

SS# _____ DL# _____
hereinafter called "LESSEE", witnesseth:

Lessor does hereby demise and lease unto Lessee room # _____ size _____ in a building known as AMS, Jackson, Missouri (the "demised premises"), to be used as a storage room for storing personal property (explosive and highly flammable material and goods not accepted), to have and to hold for a period of one month, beginning on the _____ day of _____, _____, Lessee paying unto Lessor the sum of \$ _____ per month, payable in advance of the first of each month to Lessor at **PO Box 965, Cape Girardeau, MO 63702** as rent for the use of said premises.

1. Lessee will not use the demised premises for an unlawful purpose; Lessee will pay the rent each month as it becomes due, Lessee will keep the demised premises in good condition (usual wear and depreciation excepted); Lessee will not store explosive or highly inflammable material or goods on the demised premises.
2. Lessee will at their expense obtain insurance on the property stored on the demised premises, and that Lessor shall not be responsible for any damage or loss of said property caused by fire, water, theft, leakage, rodents, or from any hazard or cause whatsoever; that the Lessee shall forfeit and waive any right of action that they may later acquire against the Lessor for loss or damage to his property where such loss is caused by fire or any of the hazards insured by the standard extended coverage endorsement that arises out of or is connected with the leasing of the demised premises.
3. Lessor shall have the right to enter the demised premises at reasonable times for the purpose of inspecting the condition thereof.
4. In addition to such liens and remedies provided by law to secure and collect rent, Lessee hereby grants Lessor a lien and security interest upon all of Lessee's property, now or at any time hereafter stored on the demised premises, and in cause of default in the payment of said rent by Lessee, Lessor is authorized to seize and take possession of said property and place Lessor's lock on the door of the demised premises, and after due notice to Lessee as provided herein, if the rent is not paid within the time specified on said notice, sell the property at public or private sale, according to the notice given, for the payment of said rent, and from the proceeds of such sale may be applied by Lessor against his lien, including the reasonable cost of such sale.
5. Notice shall be in writing setting forth an itemized statement of the amount of the indebtedness, and shall be delivered in person or forwarded by certified or registered mail addressed to Lessee at the address set forth below (or such other address as Lessee shall furnish Lessor in writing), and shall contain a demand for the payment of said rent on or before a day mentioned not less than _____ days from delivery of the notice if it be personally delivered or from the time when the notice should reach its destination according to due course of post if sent by mail, and a statement that unless the rent is paid within the time specified, the property will be advertised and sold at a specified place.
6. If said rent is not paid within _____ days of the specified rent due a \$ _____ late charge per month will be added to the amount due.
7. If said rent is not paid by _____ days of the specified due date a lock will be placed on unit and a \$ _____ lock removal fee will be added to the amount due.
8. Should Lessee hold over and retain possession of the demised premises after the expiration of his lease, Lessee's occupancy of the demised premises shall be as a tenant from month to month, and that all the covenants and conditions contained herein shall continue in full force and effect so long as Lessee holds over and retains possession of the demised premises.
9. In the event of breach of any of the foregoing covenants and conditions by Lessee, Lessor may, at the option of Lessor, terminate this lease. Rental to be used only for storage. Refund of deposit only, after unit is swept and inspected!
10. Lessee shall only affix one (1) lock on said unit. If additional locks are on unit, Lessor may remove excess locks at his discretion.
11. _____ day vacate notice required.
12. _____ charge on all returned checks.
13. Fee. Concurrently with the execution of this Rental Agreement, Tenant shall pay to Lessor _____ as a nonrefundable new account administration fee.

WE DO NOT CARRY INSURANCE ON PROPERTY STORED IN RENTAL UNITS.

Witness our hands in duplicate this _____ day of _____, _____.

By: _____
"LESSOR" AMERICAN MINI STORAGE

By: _____
"LESSEE"

Deposit _____
First Month _____
Other _____
Total _____

Street _____
City _____ St. _____ Zip _____
Phone _____