

RENTAL AGREEMENT
 BETWEEN
OAK RUN MINI STORAGE
 1470 Knox Road 1725N
 Dahinda, IL 61428
 309-879-2603
 AND

Name	Unit #	Rental Period	Charge
Address			\$
City	State	Zip	Deposit <input type="checkbox"/> Yes <input type="checkbox"/> No
Phone	Cell	Unit Size	Rate / Month Total
Driver's License #	State	<input type="checkbox"/> 10x10	\$45.00 \$
Emergency Contact Name		<input type="checkbox"/> 10x30	\$80.00 Date Paid
Emergency Contact Phone		<input type="checkbox"/> Outside	\$20.00

If tenant pays for 11 months rental in advance, tenant shall receive 12th month FREE.

RENTAL AGREEMENT

The above named, hereinafter referred to as "tenant", agrees to rent storage space number _____ located at Oak Run Mini Storage, hereinafter referred to as "owner" for the storage or personal property only for the sum of \$_____ per month to be paid in advance on or before the first day of each month thereafter until the termination of this agreement, based upon and subject to the following conditions and terms:

TERMS

1. All rental contracts will be for a minimum of three (3) months. Thereafter, this agreement shall be automatically extended on the first day of each month unless the tenant delivers to owner a written notice of intention to terminate this agreement at least five (5) days prior to the end of the current rental month. Owner has the sole and exclusive right to terminate this agreement for any reason by giving fifteen (15) days written notice. Abandonment of the space by tenant prior to the end of the rental period shall not entitle tenant to a refund of rent.
2. A deposit in the amount of \$_____ is payable at the signing of this agreement and is refundable to tenant on termination of this agreement provided tenant has not defaulted and possession of the storage space is delivered back to the owner in the same condition as at the commencement of this agreement; ordinary wear and tear excepted. If rental payment is not promptly paid, the owner, in addition to any other rights under the terms of this contract, shall charge a late charge of \$1.00 for each day payment is late. Owner reserves the right to change monthly rental charges with thirty (30) days prior written notice to tenant.
3. The storage space shall be used only for the purpose of storing personal and commercial property and for no other purpose. Tenant shall not use the space for storage of living animals or their carcasses, chemicals, paints or other hazardous material. Electrical appliances shall not remain connected to the electrical system or be operated except while the tenant is present, unless written permission of the owner is first obtained. If tenant decides to use shelves, racks or bins in the space, such items must be of free standing type and not attached the building in any respect. Nothing shall be leaned against the divider walls of the space or hung on the walls or ceiling of the space. Tenant accepts responsibility for placing wood strips under cardboard boxes, furniture and other items that could be damaged by dampness.
4. Owner shall have the right to inspect the space to insure compliance. Owner shall approve any locking device which tenant intends to place on the storage unit. If owner requests the right to inspect the space, the tenant shall be given twenty-four (24) hours written notice of the request to inspect and the tenant shall cooperate with any inspection performed by the owner.
5. Tenant agrees to comply with all applicable federal, state and local laws and ordinances relating to matters covered by the agreement. Tenant understands that owner is not in the business of storing goods for a fee, nor in the warehouse business, but owner is renting space to tenant for storage by tenant of tenant's personal or commercial property. Owner is not obligated to furnish a security guard, watchman or fire sprinkler system. Tenant has the sole obligation to take whatever steps tenant deems necessary to safeguard his personal property stored in the unit. Owner carries no insurance which in any way covers any loss or claim the tenant may have while renting the storage unit. Owner shall not be responsible or liable, directly or indirectly, for loss, injury or damage to persons or property in or at the units regardless of cause. Tenant agrees to indemnify and hold harmless owner from any and all expense, demands, claims, actions, or causes of action arising directly or indirectly from tenant's storage of goods in rental space. Owner shall not be liable to tenant for any loss or damage caused by or through the act or omission to act of any other tenant on the premises or any other person.

6. In the event of any default in tenant's obligations contained in this contract, owner shall be entitled to all remedies provided by law for breach of this contract and if owner retains counsel to advise or file suit in behalf of owner, the reasonable fees of said attorney shall be paid by the tenant in addition to any other costs incurred by owner. The owner is given a lien on all property now or hereafter stored in the unit to secure this contract and tenant's obligations hereunder as authorized by the uniform commercial code. If tenant defaults in any term of this agreement, owner shall notify tenant of default in writing directed to tenant's address as stated above. If the default is not cured in fourteen (14) days from the date of the notice, the owner may break tenant's lock on the unit, enter the unit and remove tenant's personal peoperty. Owner is also authorized to place his own lock on the unit. Tenant's property shall be held by owner for thirty (30) days and then, at owner's discretion, shall be sold at public or private sale under such terms as owner sees fit. Proceeds from sales shall first be applied to costs of sale and if any sums remain, those funds shall be applied to any debt owned by tenant to owner. If excess funds are realized from sale, owner shall hold said funds, interest free, for tenant as required by law. If tenant fails to request said funds, said sums shall become the owner's property.

7. This agreement contains the entire contract between the parties and there are no other terms unless otherwise stated herein.

Accepted and agreed to on this _____ day of _____, 20____.

Tenant's Signature: _____

Owner or Agent's Signature: _____