

MCR Secure Storage Lease Agreement

1. **RENT IS TO BE KEPT CURRENT.** The rent period is from the First to the Last day of each month. A LATE FEE of \$10.00 per month is assessed on the 5th day of the month. Lessor shall have a lien on any and all property stored at MCR Secure Storage to satisfy any amounts owed to Lessor by the Lessee and may satisfy the lien by selling such property if the Lessee defaults or fails to pay rent or other monies owed. After rent is 15 days past due, there will be a \$50.00 inventory charge. The Lessee's property is considered abandoned after rent is 30 days past due and Lessor may dispose of the Lessee's abandoned property. MCR Secure Storage does NOT send out billing statements. Mail payments several days before the first of the month and annotate unit number on the check.

Checks should be made out to MCR Secure Storage

2649 Hwy 175
Richfield, WI 53076

Rates are as follows:

10 x 10 = \$50.00

10 x 20 = \$75.00

10 x 30 = \$110.00

2. Lessee shall be given THIRTY (30) day notice of rent increase.
3. The security deposit (one month's rent) will be required at the time of signing. The security deposit is paid to indemnify the Lessor from property damage, rental deficiencies, and other expenses and any late charges that not been paid. It is acknowledged that the security deposit shall not be held in trust and shall bear Lessee no interest. Lessee must give THIRTY (30) DAYS NOTICE OF INTENT TO VACATE AND UNIT HAS TO BE VACATED AND KEY RETURNED BY THE LAST DAY OF THE MONTH in order to receive refund of security deposit. If none of the above applies, the security deposit will be returned to the Lessee at the end of the leasing period.
4. The Lessor, upon advance notice and at reasonable times, has the right to inspect the premises, make repairs and show the premises to prospective Lessees or purchasers; if the Lessee is absent from the premises and Lessor reasonably believes that entry is necessary to preserve or protect the premises, the Lessor may enter without notice and with such force as appears necessary.
5. Said premises are to be occupied only the Lessee listed on the rental agreement. Sub-leasing said premises IS NOT PERMITTED unless a written agreement between Lessor and Sub-Lessee is made.
6. Lessee is responsible for all damage incurred by their own employees or delivery personnel. Damages included, but not limited to, are damaged woodwork, the doors or other structural parts of the building. Repairs of all damages will be authorized by the Lessor.

7. Lessee is not to alter or change the interior appearance of the unit without the Lessor's authorization.
8. Said premises are not to be used for pressure paint spraying, auto or mechanical work.
9. Gasoline or any other flammable liquid is NOT to be stored on the premises.
10. Lessor is not responsible for the Lessee's automobile, equipment or other personal belongings. It is the Lessee's responsibility to have insurance on their belongings. Lessee should obtain renters insurance for this.
11. For added security Lessee may add their own security lock.
12. Put plywood under contents. Concrete floors can get damp.
13. When vacating premises, the entire unit, and in particular the floors and walls, should be in leasable condition.
14. An additional keycard or a replacement will be an additional \$10.00

LESSEE'S ADDRESS AND PHONE NUMBER MUST ALWAYS REMAIN CURRENT

Unit Number: _____ **Unit Size:** _____ **Key #:** _____

Security Deposit: _____ **Rent per Month:** _____ **Total Collected:** _____

Email address: _____

Lessee Name (print): _____

Address: _____ **City:** _____ **Zip:** _____

Phone: _____ **Daytime Phone:** _____

Place of employment: _____

This agreement made (date) _____ by and between MCR Secure Storage

herein called Lessor and (sign) _____

herein called Lessee (sign) _____

If you prefer to have MCR Secure Storage charge your credit card monthly (the first day of every month) please authorize us to do so by filling out the attached form.