

Theodosia Mini Storage
PO Box 130 Theodosia MO 65761
(417)989-0157

This agreement is made between (print name) _____
Hereinafter referred to as the **Tenant** and **Theodosia Mini Storage** on (date) _____
Theodosia Mini Storage shall hereinafter be referred to as **Owner**.

1. Rent is due in advance, on or before the 10th day of each month. Rent paid after the 10th day of the month will be charged an additional \$10.00 late fee, and Tenant's lock will be over-locked. Tenants are responsible for their own locks and/or any hardware damage while a tenant. Tenant locks may be removed by Owner if payment has not been made after the 10th of the month. **Rent statements will not be sent.**
2. Premises shall not be sublet by the Tenant, and no part of this agreement may be assigned without Owner's prior written consent.
3. The Owner is hereby granted a lien upon any and all property of the Tenant, in or upon the leased premises, to secure the Owner in payments or rents due hereunder, in addition to any lien or remedy otherwise provided by the law, and in the event of a breach of any provision of this lease agreement or default by the Tenant in payment of rent when due, Owner may take immediate possession of the premises and all of the Tenant's property therein and store same at the expense of the Tenant. Owner may, under the terms of the "Self Service Storage Facilities Act" as adopted in Missouri, sell or dispose of said property in a reasonable commercial manner.
4. Tenant agrees and covenants that said premises will be used for the storage of personal property only, unless otherwise agreed upon in writing by the Owner, and that **no explosives, combustibles, flammable materials, or food shall be placed in or upon the premises.**
5. Tenant accepts the premises in their present condition. Owner shall not be liable to Tenant or others upon and about the property, with Owner's consent of otherwise, for damage to persons or property caused by, but not limited to: negligence, wind, fire, water, rodents, heat, cold, defects in the premises, or same being out of repair, or for any casualty or their cause whatsoever, and Tenant agrees to hold Owner harmless from any damage, loss, or expense. Tenant is responsible for insurance coverages of properties placed in or on premises by Tenant. Owner is not responsible for any items left outside unit. Items left outside the unit will be disposed of at Tenant's expense.
6. No signs shall be placed outside of any unit without written permission of the Owner. Tenant agrees not to attach any items to walls, ceiling, and/or rafters.
7. Owner, or Owner's agent(s) may enter premises at any time(s) to inspect, repair, and maintain premises, and if necessary in the opinion of Owner or Agent(s), the contents of said premises may be removed to another storage unit and Tenant notified.
8. **Storage units must be left clean and ready for the next occupant upon termination of lease. No trash or boxes should be left inside or outside the unit or the premises. Tenant agrees to notify Owner by phone or written notice of the intended date of vacating the premises. Notice should be received two (2) weeks prior to vacating.**

9. Not soliciting or loitering on the premises. **Garage sales must have prior written approval by Owner.**

UNIT# _____

Monthly Rate: _____

Deposit: _____

TOTAL: _____

Tenant Signature _____ Email: _____

Mailing Address: _____

SSN or DL# _____ Phone: _____

Alternate Contact Information: _____

