

STATE OF OKLAHOMA
COUNTY OF ELLIS

HomeTown Storage

580-334-9965

214 Alfalfa

Shattuck, OK 73858

RENTAL AGREEMENT

This Rental Agreement made between HomeTown Storage, a company doing business in Ellis County, Oklahoma,

hereinafter called "LESSOR", and _____ SS# _____ DL# _____ DL State: _____

Hereinafter called "LESSEE", witnesseth:

Lessor does hereby demise and lease unto Lessee unit # _____ size _____

In a building known as HomeTown Storage, 214 Alfalfa, Shattuck, Oklahoma (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 months, beginning on the _____ day of _____, 20_____.

Lessee paying unto Lessor the sum of \$ _____ per month, payable on the first of each month in advance to Lessor at **PO Box 732, Mooreland, OK 73852** as rent for the use of said premises.

1. Lessee will not use the demised premises for an unlawful purpose; that they will pay the rent each month as it becomes due; that they will keep the demised premises in good condition (usual wear and depreciation excepted); that they will not store explosive or highly flammable material or good on the demised premises.
2. Lessee will at their expense obtain insurance on the property stored on the demised premises, and hat 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 their 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 in 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 their lien, including and reasonable cost of such a sale. Lessee is required to inform the Lessor of any liens on the property stored in the unit.**
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 15 days from the 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 **7 days** of the specified rent due a **\$10 late charge** per month will be added to the amount due.
7. If said rent is not paid by the **10th day** of the specified due date a lock will be placed on unit and a **\$10 lock removing** fee will be added to the amount due.
8. Should Lessee hold over and retain possession of the demised premises after the expiration of their lease, their 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 their 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 their discretion.
11. **7 Day** vacate notice required.
12. **\$25 charge** on all returned checks.

WE DO NOT CARRY INSURANCE ON YOUR PROPERTY.

Witness our hands in duplicate this the _____ day of _____, 20_____

By: _____
"Lessor" HomeTown Storage

By: _____
"Lessee"

Deposit: _____

Street: _____

First Month: _____

City: _____ ST. _____ Zip: _____

Other: _____

Phone: _____

Total: _____