

M.C. STORAGE, LLC LEASE AGREEMENT

M.C. STORAGE, LLC, hereinafter referred to as Landlord, hereby leases to:

Name: _____ hereinafter referred to as Tenant, storage unit number:# _____ located within the **M.C. STORAGE, LLC COMPLEX** located at **899 Brown Street, Ellsworth, WI 54011** OR **W7858 170th Ave, Hager City, WI 54014** (circle one). Monthly Rate is \$ _____, Size: _____ X _____ payable in advance and due on/before the 1st of the month. Tenant agrees to all Conditions listed/attached below. This lease shall commence on _____ and then will be a month to month lease, automatically renewing until a **MANDATORY 30 Day Notice of Vacating is written and delivered** to Landlord. Monthly leases run from the 1st of the month to the end; there are no refunds for partial months. See payment instructions below, #1 & #2.

Rentals and payments can be done online at MCStorageLLC.com.

TENANT INFORMATION:

Print Name: _____ Signature: _____
Home Phone : (____) _____ Cell Phone: (____) _____
Address: _____ City, _____ State: _____ Zip Code: _____
Email Address: _____ Driver's License Number: _____

LANDLORD: **M.C. STORAGE, LLC**, Signature: _____

Landlord Acknowledges receipt of \$ _____, which pays rental till: _____
Paid by: Cash: \$ _____ Credit Card: \$ _____ Check #: _____

Contact for any emergency, default, etc. (someone other than those living at same address):

Name: _____
Address: _____ City, _____ State: _____ Zip Code: _____
Home Phone: (____) _____ Cell Phone: (____) _____

SUBJECT TO THE CONDITIONS BELOW

1. Payment is due on or before the first of the month. A late fee of \$20 will be applied after the 10th of the month. Payments not received within 15 days of rent due are subject to a \$25 LOCK FEE, double lock will be installed by Landlord and access denied until account is paid in FULL. If in default of payment of more than 25 days, legal action will be taken.
2. Payments should be made at www.MCStorageLLC.com with a Visa, Mastercard, Discover or ACH (no fee to you). Payments can be mailed to or dropped off at RE/MAX Results, 315 W Main St, Ellsworth, WI 54011, in the secure drop box to the left of the front door. Checks should be made payable to **MC Storage LLC**. Returned check fee is \$25.
3. There is no refund for early vacating of a unit.
4. Tenant shall notify Landlord within 10 days of a change in address, email and/or phone number.
5. Tenant agrees not to let, sublet, or assign the whole or any part of the said premises without prior written consent of Landlord.
6. Tenant further agrees to maintain the good condition units are now, will not fasten shelving or anything to the walls/ceiling, and is responsible for cleaning up any leaks, messes or spills in unit. Charges are \$1/per linear foot for sweeping; more for stain removal.
7. Tenant shall not use said space for any unlawful purpose or to store or use hazardous materials, explosives, flammable liquids, contraband, or other prohibited goods such as but not limited to food and/or perishable items.

8. Tenant is responsible for clearing any accumulated snow 18" in front of their unit.
9. In units with electricity, only trickle chargers can be used – NO HIGH VOLTAGE battery chargers.
10. Tenant understands the Landlord is not required to have any insurance coverage for Tenant's property, and Landlord shall have no liability for damage to or loss of property in place. Tenant shall provide their own Renter's Insurance coverage for possessions stored at said unit. Please note that even with the use of a condensation blanket on the roof and poly protection under cement, WI climate changes may cause condensation, so use plastic tubs/containers or place items that may get wet on a tarp or pallet, etc.
11. Landlord will have the right in the event of an emergency or default of payment to enter the premises.
12. Under Wisconsin Statute 704.90 Landlord has a Lien on Property stored by Tenant and may satisfy that Lien by selling such property. In the event of default in the payment of the rent provided herein, Landlord may, with or without notice to Tenant, declare the lease at an end and/or take immediate possession of the premises together with all property therein, if said delinquency continues for 14 days after written notice to Tenant of the intent to sell, the Landlord may sell all or part of said property, the proceeds of which to be applied first to the expenses of the sale, attorney's fees, legal costs, and delinquent rental. Any balance remaining will be delivered to the state treasurer. Your property may be disposed of if the fair market value is less than \$100.
13. In the event Landlord is required to obtain the service of an attorney to enforce any of the provisions of this lease, Tenant agrees to pay, in addition to sum owed, for all Landlord's Attorney fees/costs incurred.
14. The covenants herein contained shall extend to and be binding upon the parties hereto, their heirs, executors, administrators, and assigns, which is binding only to the extent of a probate.
15. Landlord shall have the right to increase the rent upon a 60 day written notice to Tenant.
16. **TERMINATION:** A MANDATORY thirty (30) day written and delivered notice is required of the Tenant to terminate this lease. Upon termination, if the Tenant fails to remove its lock or fully remove its property from the unit, the Landlord may without further notice or demand, enter the Tenant's unit and remove all property without being deemed guilty in any manner of trespassing or conversion.
17. **ABANDONMENT:** This Agreement shall automatically terminate if Tenant abandons the unit by removing their lock and Tenant IS NOT CURRENT in all obligations pertaining to this lease.
18. **VACATING REQUIREMENTS:** All rubbish must be removed from the unit and taken with Tenant to avoid environmental dumping fees. Unit must be broom cleaned and swept to avoid cleaning charges (additional charge for stain removal). Please shut door (do not lock) and call or text 651-492-2204 promptly. Tenant is responsible for rents while unit is locked.
19. **INDEMNIFICATION OF LANDLORD:** Tenant will indemnify and hold harmless from and against any and all manner of claims for damages or lost property or personal injury and costs including attorney's fees arising from Tenant's lease of the space (unit) or from any activity, work, or thing done, permitted or suffered by Tenant in or on the unit or about the facility. In the event that the unit is damaged or destroyed by fire or other casualty, Landlord shall have the right to remove the contents of the unit and store it at the Tenant's sole cost and expense without liability for any loss or damage whatsoever, and Tenant shall indemnify and hold Landlord harmless from and against any loss, cost, or expense of Landlord in connection with such removal and storage. Should any of Landlord's employees perform any services for Tenant at Tenant's request, such employee shall be deemed to be the agent of the Tenant regardless of whether payment for such services is made or not, and the Tenant agrees to indemnify and hold Landlord harmless from any liability in connection with or arising from directly or indirectly such services performed. Notwithstanding that Landlord shall not be liable for such occurrences; Tenant agrees to notify Landlord immediately upon the occurrence of any injury, damage, or loss suffered by Tenant or other person in any of such circumstances.
20. **PERSONAL INJURY:** Landlord, and their agents and employees shall not be liable whatsoever to any extent to Tenant or Tenant's invitees, family, employees, agents or servants for any personal injury, death, or property damage or loss arising from Tenant's use of the storage unit or premises from any cause whatsoever including, but not limited to, the active acts or omissions or negligence of the Landlord, their agents or employees.

M.C. Storage, LLC

www.MCStorageLLC.com

30 Day Notice of Vacating

Monthly leases will run from the first of the month to the last day of that month; there is no refund for early vacating. *This lease automatically renews until 30 Day required written termination notice is received.*

This is my advanced 30 day written notice of vacating storage unit # _____ at 899 Brown St, Ellsworth – or – W7858 170th Ave, Hager City (circle one).

As a courtesy, please call or text 651-492-2204 after your unit has been emptied and swept out (include your unit number and which facility).

Date: _____

Move out date: _____

Mailing Address: _____

Signature: _____

Phone: _____

Mailing address:

M.C. Storage, LLC

315 Main Street

Ellsworth, WI 54011

651-492-2204

mcstorage@outlook.com