



IXONIA SAFE STORAGE
P.O. Box 154 • Ixonia, WI 53036

For renting, billing and all other questions, please call (920) 342-9521.

LEASE

This lease, made this _____ day of _____, 20_____, by and between Kevin G. Raether, lessor and the lessee:

NAME: _____ ADDRESS: _____

HOME PHONE: _____

CELL NUMBER: _____ WORK: _____

EMAIL ADDRESS: _____

A copy of a valid DRIVERS LICENSE or STATE ID should accompany this agreement.

Witness that the lessor does hereby lease to the above lessee, the following self-storage warehouse unit #_____. The unit is located at: 8089 Highway F, Ixonia, Jefferson County, WI 53036.

The lease to begin on the _____ day of _____, 20 _____

and end on the _____ day of _____, 20_____

The lessee paying rent of _____ per month. The first months rent plus a security deposit equal to a months rent payable in advance. Rent to be paid by the first of the month with a late charge to be assessed for rents not paid by the 10th of the month. The security deposit to be refunded within 30 days of vacating unit, less any sum due for back rent or damage. Security deposit to be forfeited and tenant liable for all costs to remove any goods abandoned in the unit or on our premises.

NOTE:

WISCONSIN LAW SC704.90 PROVIDES THE SELFSTORAGE OPERATOR A LIEN ON PERSONAL PROPERTY STORED IN A LEASED SPACE. THE OPERATOR MAY SATISFY THE LIEN FOR NON-PAYMENT OF RENT OR ABANDONMENT BY SELLING THE PROPERTY AS PROVIDED BY SC704.90. x_____

The above premise to be used as a general storage facility with no explosives, corrosives, flammable or hazardous material to be stored. All gasoline or other fuels shall be removed or drained from any automobile, boat, garden equipment, snowmobile or recreational equipment before storage. The unit space is the only space leased and does not include any space outside the unit or outside the building.

The lessor may enter the premises leased for the purpose of examining, exhibiting or repairing the premise as the lessor may deem necessary. The lessor shall not be liable for any damage to the lessee's personal property, and shall not be liable for any theft by others nor damage occasioned by water, snow or ice, or for any damage arising from acts of neglect of co- tenants or other occupants of the premises.



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The lessee may make no alterations to the leased premise without consent of the lessor obtained in writing. Any alterations shall remain the benefit of the lessor unless otherwise provided for.

Further, the lessor shall not be responsible for loss, personal injury or death to the lessee, the lessee's agents, guests or employees while these persons are upon the premises of the lessor.

The lessor may lock out and expel the lessee (per SC704.90) for nonpayment of rent or if he/she refuse to obey the terms of this lease. Lessee shall further reimburse the lessor for all costs and expense incurred by him as a result of the violation by the lessee of any terms of this lease. Further the lessee shall indemnify lessor for any costs or expenses incurred in defending such claims.

Lessee shall provide 28 days written notice (written/text/email) of vacating unit effective ONLY on the first of the following month. Lessee shall pay double rent should he/she give notice to move and then fail to do so. [Lessor will waive this requirement if other space is available.] This lease is considered automatically renewed on a month-to-month basis until written (written/text/email) notice to vacate is received. X

Lessee to designate the name and address of a person, other than the lessee, who should be notified if the lessor elects to sell or dispose of the property stored because of nonpayment of rent or abandonment as provided by Wisconsin Statute 704.90 (3):

NAME: _____

ADDRESS: _____

PHONE NUMBER: _____

In witness thereof, we have signed this lease and agree to the terms set forth this _____ day of _____, 20_____.

LESSOR: _____

LESSEE(S): _____

WITNESS: _____

Security Deposit \$ _____

First Month Rent \$ _____

Total Amount Due\$ _____