

## STORAGE SERVICES DCLLC

Send Payment to:

P.O Box 44, Casco WI 54205

Thank you for your interest in Storage Services. We are a family owned and operated storage rental service offering various sizes of rental units with competitive pricing to fit your needs. The following is our price list along with some basic storage rental information. For your own benefit, please review your contract and the legal information on the back, especially items in bold letters.

10 x 10 = \$65 per month

10 x 15 = \$75 per month

10 x 20 = \$85 per month

10 x 25 = \$95 per month

10 x 30 = \$120 per month

10 x 35 = \$145 per month

- This is a security camera protected, self-service storage unit, you must provide your own lock to secure your storage unit. You are responsible to insure your belongings in the storage unit. **Our insurance covers only the building, not your belongings. We will not be responsible for damaged or stolen goods.**
- Please keep in mind that these units are unheated and we suggest **covering your belongings** in case of condensation. **We also suggest placing cardboard boxes and furniture on pallets or blocks in case of any dampness or water problems that may occur due to Wisconsin weather.** Storage Services will be responsible for snow plowing the property, but you are responsible for clearing the snow next to your door.
- Any unit rented after the 15 day of the month shall be charged for ½ a month's rent.
- For your convenience, you may choose to pay up to 12 months in advance. If you have prepaid for extended months and vacate earlier, a refund will not be given.
- This storage rental agreement shall be automatically extended unless you contact us with your intent to vacate. When you choose to vacate your rental unit please call us or notify us in writing within 10 days of vacating. Failure to notify us will result in forfeiture of security deposit.
- After your first initial payment, subsequent payments will be due on the first of the month. We will not be sending a bill, so please mark your calendar. After 15 days late, you will receive a \$20 late fee. In the event of lack of payment, we will double lock your unit until proper payment has been made.
- **Emergency Contact Name.** This is a safety net for you and your belongings. It provides us with another person to contact before liquidation if you default, abandon your unit, or can't be reached at your recorded contact information.
- We ask for a \$50 security deposit per unit. **This will be refunded to you after the unit has been vacated and is shown to be undamaged, completely emptied, and swept clean.**
- For fire prevention purposes: Absolutely **no smoking** on Storage Services property.

To reserve your unit please complete the following on your contract on page 4:

- all lessee information on the top (Section A). Lessor information (Section B) will be completed by Lessor
- sign and date by the X's on the bottom
- send completed contract (page 4) and check to our billing address, made payable to Storage Services for a minimum of 1 month's rent plus \$50 security deposit.

After we receive your signed contract and check, we will then send you a photocopy of the completed contract. If you have any questions, please feel free to call (920) 360-5501.

Thank you,  
Bob Peronto  
Storage Services

## TERMS AND CONDITIONS

- 1. LESSOR HAS A LIEN ON ALL PERSONAL PROPERTY STORED IN THE LEASED SPACE. LESSOR MAY SATISFY THE LIEN BY SELLING THE PERSONAL PROPERTY, AS PROVIDED BY SEC. 704.90, WISCONSIN STATUTES, IF LESSEE DEFAULTS OR FAILS TO PAY RENT FOR STORAGE OF PERSONAL PROPERTY ABANDONED AFTER THE TERMINATION OF THIS RENTAL AGREEMENT. LESSOR'S LIEN IS SUPERIOR TO ANY OTHER LIEN EXCEPT FOR A STATUTORY LIEN OR SECURITY INTEREST THAT IS PERFECTED BY FILING PRIOR TO THE FIRST DAY PERSONAL PROPERTY OR VEHICLES ARE STORED.**
- 2. This storage rental agreement shall be automatically extended unless the Lessee, in writing, delivers to Lessor a written notice of its intention to terminate this agreement ten (10) days prior to the end of the then current rental month. Failure to give a written ten (10) day notice will cause forfeiture of security deposit. Abandonment of unit by lessee prior to the end of the rental month shall not entitle Lessee to a refund of rent. When unit is left unlocked for a period of five (5) days it will be considered an abandoned unit.**
- 3. Lessee shall quietly deliver up the unit on the day of termination of this agreement for whatever reason, completely emptied, "broom clean", and in as good condition as the same was when received, reasonable wear and tear accepted, and pay all sums due hereunder, in which event the Performance deposit shall be refunded within thirty (30) days of termination, provided that Lessor is satisfied that (1) all sums hereunder are current (2) the unit is "broom clean", and (3) the unit is not damaged. The Security Deposit can be applied to rent or charges due prior to termination, if applicable.**
- 4. The unit may be used and occupied only for the purpose of storing personal property. Lessee shall not use the unit for storage of living animals or their carcasses, flammable chemicals, paints, corrosives, contaminants, pollutants, or other hazardous materials that violate applicable zoning or fire regulations.**
- 5. All property stored within the unit by Lessee shall be at Lessee's sole risk. Lessee must provide his/her own insurance, to include, but not limited to fire and all extended coverage with theft, vandalism and water damage due to humidity, sweating in flooring or flaws in construction.**
- 6. Lessee's person on premises at Lessee's sole risk. All Lessee's personal property of every kind which may at any time be in the leased unit shall be contained therein at Lessee's sole risk, or at the risk of those claiming under Lessee, and Lessor shall not be liable for any damage to said personal property or loss suffered to Lessee, whether business or personal, caused by any act of God including, but not limited to: water from any source whatsoever, overflowing, flooding, or leaking water from creeks or snow melt runoff, wind or windstorm, lightning, and hail storms.** Lessee shall not be liable under any express or implied covenant of the agreement, for any damages to the Lessee beyond the loss of rent reserve by this agreement, for any act or breach of covenant for which damages may sought to be recovered against the Lessor.
- 7. Any insurance which may be carried by Lessor or Lessee against any loss or damage to the building or its contents and other improvements situated on the premises shall be for the sole benefit of the party carrying such insurance and under its control. Each party hereby waives its right and the right of its insurer of subrogation against the other party.**
- 8. Lessee hereby agrees to indemnify Lessor and hold it harmless for any loss, damage, expense, or claim arising out of Lessee's acts or omissions to act; and Lessor shall not be liable to Lessee for any loss or damage that may be occasioned by or through the act or omission to act of any Lessees on the premises, or of any other person.**

**9.** In the event Lessee has failed to pay the rental obligation hereunder for seven (7) days, the unit may be overlocked or Lessee's personal property removed by Lessor. Lessor shall notify Lessee and a person named by Lessee, pursuant to Sec. 704.90(5Xb) I., Stats., that the Lessee is in default and the unit has been overlocked or property removed. If Lessee has not cured his or her default, Lessor shall notify Lessee pursuant to Sec. 104.90 (5) (b) 2., Stats., of Lessor's demand for payment and intent to sell Lessee's personal property under statutory authority. Upon default, Lessor shall notify Lessee pursuant to Sec. 704.90 (2m), Stats., at the address heretofore given by Lessee. Lessor shall also notify that person whose name and address hereinafter appears: See Optional **Emergency Contact** on page 4.

**10.** In the event of any default other than the payment of rent or administrative charges, Lessee shall be notified of his or her default. The same notices as set out in section (9) above shall apply.

**11.** Notices hereunder shall be in writing and shall be deemed to be dated and delivered whether actually received or not upon deposit in the United State Mail, postage prepaid, property addressed to the party for which it is intended at the address set out on the Rental Agreement, said address may be changed by actual written notice from either party to the other.

**12.** Storage business owners are required to charge Wisconsin Sales Tax if the Lessee stores a motor vehicle, boat, motorcycle, or jet-ski. It is up to the lessee to notify lessor of any items that may require Wisconsin Sales Tax to be charged.

**13.** The interest of Lessee in this storage rental agreement may not be sublet or assigned.

**14.** No heat or other utilities provided except for light receptacle (if any) and that shall not be used for anything other than illumination when visiting unit.

**15. INSPECTION:** Lessee further agrees that Lessor or his agent may show the premises to prospective purchasers of the property or to lending institutions or their representatives at any reasonable time or if notice of termination of this tenancy has been given, to prospective Lessees during the thirty day period prior to termination.

**16. RELOCATE.** Lessor reserves the right to relocate Lessee without expense to lessee to any unit of comparable size.

**17. RESPONSIBILITY FOR DAMAGE.** Lessee will pay for any damage caused by Lessee, Lessee's employees, agents, delivery persons, family, guests, or their animals.

**18.** Lessee further acknowledges that he or she has inspected the premises finds it is in satisfactory condition.

**19.** Monthly rental rates shall be subject to change upon 30 day written notice.

**20. It is the Lessee's responsibility to keep their doorway clear of snow and ice.**

# STORAGE SERVICES Rental Agreement

This Rental Agreement is entered by and between the Lessor and Lessee on the following terms and conditions:

<p style="text-align: center;"><b><u>LESSOR:</u></b> Bob Peronto d/b/a/ Storage Services (920) 360-5501</p>	<p style="text-align: center;"><b><u>Billing Address: Send Payment to:</u></b> Storage Service P.O. Box 44 Casco, WI 54205</p>	<p style="text-align: center;"><b><u>Storage Unit Location:</u></b> 7058 County Trunk C Sturgeon Bay, WI 54235</p>
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## SECTION A: LESSEE INFORMATION

Lessee's Last Name	First Name	Initials	Date of Birth
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Lessee's Mailing address	City	State	Zip
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This mailing address will be used for all legal notices unless the Lessee gives written notice of address change to Lessor.

Lessee's E-mail	Lessee's Home Phone	Lessee's Work Phone
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Drivers License Number	State	Expiration Date
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Employers Name and address

(Optional) Emergency Contact Name	Address	Phone
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## SECTION B: COMPLETED BY LESSOR

LEASED SPACE: \_\_\_\_\_  
Storage Unit Number
Storage Unit Size

1. Minimum Lease Term: \_\_\_\_\_ month(s) commencing on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.
2. Monthly Rent of \$\_\_\_\_\_ due on the \_\_\_\_\_ day of the month, commencing \_\_\_\_\_.
3. Security Deposit: \$ 50.00. Refunded to you when unit is vacated IF it is undamaged, emptied, and swept clean.
4. Late charge of \$20.00 if rent is not received by ten (10) days after due date.
5. Returned check charge of \$20.00.

LESSOR HAS READ AND AGREES TO ALL TERMS AND CONDITIONS STATED ON PAGES 1, 2, 3 and 4 OF THIS RENTAL AGREEMENT.

X _____	_____
Signature of Lessee	Bob Peronto, Storage Services, Lessor

X \_\_\_\_\_  
 Printed Name

X \_\_\_\_\_  
 Date of Signature