

# LEASE AGREEMENT

**Salem Park Mini Storage**  
1232 Salem Park Ct. Murfreesboro, TN  
(615) 890-0546  
support@salemparkministorage.com

Date: \_\_\_\_\_ Unit No.: \_\_\_\_\_ Unit Size: \_\_\_\_\_ Rent Per Mo.: \_\_\_\_\_ Deposit: \_\_\_\_\_

This agreement between Salem Park Mini Storage, a Rutherford County licensed business, the Lessor, and \_\_\_\_\_ the Lessee, concerns the lease of (circle) self-service storage rooms or office space located at 1232 Salem Part Court in Murfreesboro, Tennessee.

The Lessor and the Lessee agree to the following Terms and Conditions:

- 1. This rental agreement is a month-to-month lease that can be terminated at the end of any 30-day period by either party providing 10 days notice.**
2. Lessor does not become a bailee of the Lessee's property and Lessor does not accept control, custody, or assume any responsibility for the care of the Lessee's property.
3. Lessor shall have the right to enter said premises at times of emergency or to inspect or do repairs, and if necessary, Lessor shall have the right to move Lessee's goods to another storage space.
4. Lessee shall hold Lessor harmless from all liabilities or claims caused by the action of the Lessee, and the Lessor, his agents, employees or assigns.
- 5. Lessee bears all risk of loss of the personal property stored by Lessee, regardless of how loss is caused, including loss by fire, water, storm or theft. LESSEE TO FURNISH OWN INSURANCE.**
6. Lessee shall not use said premises for any unlawful purpose.
- 7. Lessee shall not store highly flammable materials or goods, explosives, hazardous or toxic materials, perishable foodstuffs, contraband, live animals, materials or goods which emit odors, repair automobiles, or any hazardous or illegal purposes, or do similar type work.**
8. Lessee shall not sell, assign or sub-lease this contract without written consent of Lessor.
9. Lessee shall not use the storage space as a business or mailing address.
10. Both parties acknowledge that valid notice shall be made upon the other by mailing a copy of such notice postage prepaid in the United States Mail to the address listed. Such notice shall be in lieu of any other notice that might be required by law.
- 11. Lessee shall be responsible to immediately notify Lessor in writing of any address or telephone number change.**
- 12. Lessee hereby agrees that Lessor shall have a lien and security interest in all of the Lessee's property stored or used at said premises, and in the event of default of rent the following applies: Past ten (10) days rent due date a \$10.00 late fee charged to Lessee, or a \$20.00 fee for units with rates of \$100/mo or above, the Lessee also authorizes the Lessor to seize and take possession of Lessee's rented space by placing a lock thereon and to deny access to the storage area proper, and additional forfeiture of deposit to Lessor. Past fifteen (15) days rent due date a \$15 administrative fee to cover preparations and mailing of certified letters shall be charged to Lessee. Should default in rent exceed sixty (60) days past rent due date and after reasonable notice has been given to Lessee at the address shown below, Lessor is hereby authorized to sell Lessee's goods/property at public or private sale and to apply the proceeds to the payment of rent, all charges, and other sums due Lessor, including costs of sale, collection fees, attorney fees, court costs, etc.. Lessee shall be liable for any other deficiencies remaining such as clean up and repair costs of damage to property caused by Lessee. Lessee agrees to surrender any remaining balance of proceeds to Lessor as penalty for default if balance is unclaimed by Lessee thirty (30) days from mailing date of Lessor's notice of intent for default sale.**
13. Lessee has five (5) days to remedy any breach of contract if the breach is caused by the Lessee, otherwise the contract is terminated.
14. Lessee shall pay to the Lessor a deposit, which shall be refunded to the Lessee when the storage room is returned to the Lessor in an empty. Clean and undamaged condition. Lessee understands that he/she bears all risk of loss to stored personal property, and costs for cleaning/repair of damages caused by Lessee.
15. Lessee shall furnish his/her own padlock for securing property.
- 16. Lessee shall be charged a \$25.00 fee for all return checks.**

**Salem Park Mini Storage**  
Lessor

**Payments are due on the day  
rented and the 1st day of every  
month thereafter.**

\_\_\_\_\_  
Lessee Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Mailing Address

\_\_\_\_\_  
Home Phone

\_\_\_\_\_  
Work Phone

\_\_\_\_\_  
Email

\_\_\_\_\_  
Drivers License #

