

Lease Agreement

Space / Unit# _____ ft space

THIS AGREEMENT made this between Katy Storage Lot, of Katy Texas, hereinafter referred to as "LANDLORD" and

(Customers Name) _____, hereinafter referred to as "TENANT".

(Customers Address) _____

Phone: _____ E-mail Address: _____

Description and length of what's stored: _____ License Plate #: _____

Circle your chosen rate:

| Length | Monthly | Bi-Annual | Annual |
|--------|----------|-----------|------------|
| 20 | \$75.00 | \$405.00 | \$720.00 |
| 21 | \$78.75 | \$425.25 | \$756.00 |
| 22 | \$82.50 | \$445.50 | \$792.00 |
| 23 | \$86.25 | \$465.75 | \$828.00 |
| 24 | \$90.00 | \$486.00 | \$864.00 |
| 25 | \$93.75 | \$506.25 | \$900.00 |
| 26 | \$97.50 | \$526.50 | \$936.00 |
| 27 | \$101.25 | \$546.75 | \$972.00 |
| 28 | \$105.00 | \$567.00 | \$1,008.00 |
| 29 | \$108.75 | \$587.25 | \$1,044.00 |
| 30 | \$112.50 | \$607.50 | \$1,080.00 |
| 31 | \$116.25 | \$627.75 | \$1,116.00 |
| 32 | \$120.00 | \$648.00 | \$1,152.00 |
| 33 | \$123.75 | \$668.25 | \$1,188.00 |
| 34 | \$127.50 | \$688.50 | \$1,224.00 |
| 35 | \$131.25 | \$708.75 | \$1,260.00 |
| 36 | \$135.00 | \$729.00 | \$1,296.00 |
| 37 | \$138.75 | \$749.25 | \$1,332.00 |
| 38 | \$142.50 | \$769.50 | \$1,368.00 |
| 39 | \$146.25 | \$789.75 | \$1,404.00 |
| 40 | \$150.00 | \$810.00 | \$1,440.00 |

Total move in for month to month requires first and last months rent + \$5.00 set up fee

These rates apply for your initial lease term chosen.

Rates are subject to change after your lease terms expire with 60 days advance notice from the landlord. Written notice of rate changes will be sent to your address provided on this lease. You will be responsible for receiving mail at that address and updating Katy Storage Lot in the event of an address change.

To cancel your rental you must do so in writing 30 days prior to the end of your current lease term Acceptable methods are email to katystoragelot@yahoo.com or US Postal service to PO Box 5388 Katy TX 77491. If written notice is not sent, you will owe for another lease term. See rule 4 for details.

The management of Katy Storage Lot will endeavor to protect all personal property on the premises, but in no way accepts or assumes any responsibility for the loss or damage to said property by fire, theft, vandalism, robbery, acts of God, or damage of any kind to said property.

The undersigned hereby releases Katy Storage Lot and its owners and agents from all responsibility including fire, theft, vandalism, robbery, acts of God, or damage of any kind to the property of, or brought by, or related to said undersigned.

(Customers Signature) _____ Date: _____

STORAGE RULES AND POLICY

- 1. **All rent due on the first of the month and payable in advance, checks made out to "Ryan's"**
Deliverable to:
PO Box 5388
Katy TX, 77491.
- 2. \$20.00 late Fee charged after the 10th day of when the rent is due (go by post marked date on mailed payments).
- 3. \$25.00 Charge on all NSF checks.
- 4. To terminate your lease, you must notify the Landlord in writing 30 days prior to your term expiration by mailing to: katystorage1ot@yahoo.com or PO Box 5388 Katy TX 77491, or another rent term is due, regardless if you've moved out.
- 5. Tenant agrees that at the expiration of the term of this lease, the premises will be returned in as good condition as when rented, normal wear accepted.
- 6. Tenant agrees no to let, sublet, or assign the whole, or any part of the premises without written consent of the landlord.
- 7. Tenant shall not keep or have on the premises, any article or thing of a dangerous, inflammable, or explosive character, which might be considered hazardous by a responsible insurance company.
- 8. When storage rent is 15 days past due, unit will be locked by landlord, or moved into a mud puddle, or disabled, or relocate the vehicle to the owners property address given above at the owners expense, and no entry or assistance will be allowed until account is paid in full.
- 9. **The lessor (landlord) has a lien on the property stored in a leased space the day the rent is unpaid and due. The property stored in the leased space may be sold to satisfy the lien if the occupant is in default, as per Texas Property Code.**
- 10. **Insurance protecting personal property stored within the storage lot, against fire, theft, or damage must be provided by the occupant.**
- 11. **Tenant is required to disclose any lien holders or secured parties who may have an interest in property that is, or will be stored in this storage facility.**
- 12. **Lien Holder:** _____
Address: _____
Phone: _____

I have read and understand the Storage Rules and Policy X _____

COVENANTS, CONDITIONS, AND AGREEMENTS:

As a further consideration for the use and occupancy of said premises the parties hereby agree to faithfully keep and be bound by the following **covenants, conditions, and agreements:** The **premises are to be kept in a clean and sanitary condition by Tenant and all debris or other garbage which may accumulate thereon during the term are to be removed,** and, in case of failure to remove the same, Landlord may collect as rent due and in arrears double the cost of removal. Any other service for the use of the Tenant furnished by any Public Service Company during the said term shall not be used unless approved in writing by Landlord and the cost of same shall be paid for by Tenant, unless otherwise provided herein, or the same may be collected by Landlord as rent due and in arrears. Landlord will pay real estate taxes on said premises. All items and articles must be stored inside the space leased to Tenant and will not be kept outside the boundaries of the space. Flammable liquids and used tires may not be stored inside or outside of the unit. Alcoholic beverages or illegal drugs may not be consumed on the premises. No person under the influence of alcohol or illegal drugs is permitted on the property. No unlawful business shall at any time be carried on upon or from said premises. Landlord expressly reserves the right to enter upon the premises at reasonable times for the purpose of making necessary inspection, repairs, or to show the same to prospective purchasers or lessees, and may display "For Rent" or "For Sale" cards thereon. Acceptance by Landlord of any of the said rent at any time after the same shall become due, after such default has been made in the payment thereof, or any failure to enforce any of the rights herein reserved to Landlord, or any of the penalties, forfeitures or conditions herein contained, shall not in any way be considered a waiver of the right to enforce the same at any time without any notice whatsoever, and any attempt to collect the rent by one proceeding shall not be considered as a waiver of the right to collect the same by any other proceeding, but all of the rights of Landlord, and all forfeitures, penalties and conditions may be enforced together or successively at the option of Landlord. It is further agreed that if Tenant shall become insolvent, make an assignment for the benefit of creditors, commit any act of bankruptcy, file a voluntary petition in bankruptcy, or if any judgment shall be entered or an involuntary petition in bankruptcy filed against Tenant, all the rent reserved for the full term of this lease shall become due and collectible immediately by distress or otherwise.

Tenant hereby agrees to surrender said premises at the expiration of said term, or the termination of this lease, without any notice whatsoever. And upon any proceeding instituted for the recovery of said rent, Tenant waives the benefit of all appraisalment, stay and exemption laws, the right of inquisition on real estate, and all bankruptcy or insolvency laws now in force or hereafter passed. It is further agreed that the terms and conditions of this Lease Agreement shall in no way be changed or altered, except by a writing signed by all of the parties hereto; and if the said Tenant shall continue in possession of the said premises after the expiration of said term, at the option of the Landlord such holding over may be held and deemed a renewal of this Agreement for another like term, the same as though a new Agreement of leasing, identical with this, had been executed and delivered by the said parties hereto for a succeeding term. The conditions of this Agreement shall extend to the heirs, administrators, executors and/or successors of all parties hereto.

Any legal proceedings will be in Fort Bend County Texas.

I have read and understand the **covenants, conditions, and agreements** X _____