

Blue Skies Storage Lease Agreement

Date: _____

This document provides for a contract between Blue Skies Development, Inc. (Landlord) and _____ (Tenant) wherein each party agrees to the following terms and conditions:

Tenant agrees to a Monthly rental term

Landlord agrees to provide access to tenants' leased storage units during these hours of operation:

Monday – Friday: 8:00am to 5:30pm

Saturday: 8:00am to 5:00pm

Sunday: 1:00pm to 5:00pm

Landlord will invoice tenant on the 15th of the month for rental payment due for the coming month. Rents are due by the first of the month. Rents are considered late if not posted by the 5th of the month. Late fees will be applied to next invoice. If tenant occupies space for any amount of time past the last day of the month, the entire next month's rent will be owed. Late fees are as follows:

10x10 - \$ 5.00	10x25 - \$10.00
10x15 - \$ 5.00	20x20 - \$15.00
10x20 - \$10.00	20x30 - \$20.00

Any tenant who is delinquent in payment is subject to having their storage unit locked by landlord until rent is paid in full; Landlord has the right to consider contents abandoned if rent is not paid and all legal requirements have been met in trying to contact tenant to no avail. Rents subject to periodic increases.

Landlord agrees to keep the warehouse area climate controlled in order to protect and maintain the security and sprinkler systems and also agrees to tarp (when applicable) the walls of the individual storage units to lessen visibility and dust buildup.

Landlord will provide access to dock doors, roll-up doors and personnel doors for tenant's convenience, and will provide access to pallet jacks and pallets if requested by tenant. Deliveries and receipts are billed in addition to rent on a case by case basis.

Tenant will provide lock and key for their leased space.

Tenant will not store any object(s) that are illegal in any manner on Landlord's premises.

Tenant agrees to pay invoices in timely manner.

Tenant understands that Blue Skies Development, Inc. is in no way responsible for insuring the content of the tenants' rented spaces.

Tenant agrees to give Landlord timely notice if vacating a rented space.

Signature

Date

Billing Address

Phone Number

