

HIDEAWAY SELF STORAGE

5012 North FM 1417 DENISON, TX 75020

PLEASE MAKE ALL
REMITTANCE TO:
P.O. BOX 830813
RICHARDSON, TX 75083-0813

IF RENT IS NOT PAID IN ADVANCE BY THE 10th
OF EACH MONTH, ADD _____ PER MONTH

THE STATE OF TEXAS]
COUNTY OF _____]

This lease agreement, made between HIDEAWAY SELF STORAGE, a company doing business in Denison, Grayson County, Texas hereinafter called Lessor, and _____ of _____ hereinafter called Lessee, WITNESSETH:

That Lessor does hereby lease unto Lessee the storage room number _____ in a building known as HIDEAWAY SELF STORAGE, located in Denison, Grayson County, Texas, at _____, to be used as a storage room for storing personal property ("no flammable, hazardous, explosive or illegal goods may be stored at all"), to have and to hold for a period of _____ months beginning on the _____ day of _____, 20_____. Lessee paying Lessor the sum of \$ _____ per month, payable on the first of each month in advance for the use of such premises, and Lessor acknowledges receipt of \$ _____ which pays lease payments to _____, 20_____.

Lessee expressly agrees and covenants with Lessor that he will not use said premises for an unlawful purpose. Lessee has examined the leased premises and acknowledges that the same is in good condition except as listed below, and agrees that he will keep same in good condition (usual wear and depreciation excepted), and any costs of restoring the leased premises for damages thereto (other than usual wear and depreciation) will be paid by Lessee; that he will at his expense obtain his own insurance, if any, on the property stored on said premises, and that Lessor shall not be responsible for damages or loss, if any, to said property caused by fire, water, theft, or otherwise; and further,

That in addition to such liens and remedies provided by law to secure and collect lease payments, late charges and damage to leased premises, if any, Lessor is hereby given a lien upon all of Lessee's property, now or at any time hereafter stored on said premises, and in case of any money and/or damages due Lessor under the terms of this lease, Lessor is authorized to seize and take possession of said stored property and place Lessor's lock on the doors of said leased premises and after ten (10) days written notice with demand for lease payments and damages due to Lessor as provided herein, if the payment or payments due are not paid within such period. Lessor may sell said property at public or private sale, and from the proceeds of such sale Lessor shall satisfy his lien, including the reasonable cost of such sale, the balance, if any, of such proceeds shall be paid to Lessee, said notice shall be in writing and shall be delivered in person or by certified mail addressed to Lessee's last known address.

Any parked vehicle or other object placed outside the leased storage spaces, other than for the purpose of loading an unloading, will at the option of Lessor be removed at Lessee's expense.

Provided further, that should Lessee, hold over and retain possession of said premises after the expiration of this lease, his occupancy of said premises shall be as a tenant from month to month at the above monthly rate and that all the covenants and conditions contained herewith shall continue in full force and effect so long as Lessee retains possession of said premises.

A breach of any of the foregoing covenants and conditions by Lessee shall, at the option of the Lessor, terminate this lease and said lease shall become null and void.

WITNESS our hands in duplicate at Denison, Texas, this _____ day of _____, 20_____.
HIDEAWAY SELF STORAGE

Lessee

Street Phone

City State Zip

By: _____
Lessor

DESCRIPTION OF DAMAGES TO PREMISES:

NO REFUNDS _____ NO LIABILITY _____