

StoweAway Storage, LLC Lease Agreement

This lease agreement is effective by and between StoweAway Storage and the renter (identified below as "Lessee") on the date of Lessee's rental of a storage unit, as indicated below.

Lease of Storage Unit. StoweAway hereby leases to lessee and lessee leases from StoweAway the storage unit on the terms set forth in this lease agreement.

Term. The term of the lease shall be for one month but will automatically renew for successive one-month periods unless terminated as set forth herein.

Lease Payments and Security Deposit. The initial monthly lease payment for the storage unit is in the amount set forth below and is payable in advance. The monthly lease payment may be increased by StoweAway without prior notice from time-to-time in accordance with StoweAway's overall pricing policies. In addition to the monthly lease payment, lessee also agrees to pay a security deposit in the amount of one-month's lease payment which shall be held by StoweAway to secure any amounts owed by lessee to StoweAway at the termination of the lease. Upon termination of this lease, StoweAway will refund the security deposit to lessee, without interest, after deducting from the deposit any amounts owed by lessee to StoweAway. The security deposit, plus the lease payment for the first month of occupancy (pro-rated for the first month) shall be paid by lessee upon signing of this lease. Thereafter, the monthly lease payment shall be due on the first day of each successive month. The final month is **not** pro-rated and should be paid in full.

Late charges. Lease payments received after the tenth day of the month will result in a \$10 late charge, per unit, which then will be added to the balance on the account.

Returned Check Charge. Any checks returned to StoweAway by a financial institution without payment will result in a returned check fee to lessee of \$20.00, which is due on the first day of the month following assessment of the returned check fee.

Use of Unit. Lessee warrants to StoweAway that lessee is the lawful owner of all property and goods that will be stored in the storage unit, and that the property and goods are free of any and all security interests except as disclosed below. Lessee shall not keep any toxic, highly flammable or environmentally harmful or dangerous materials or substances in the storage unit. Prior to storage, all fuel tanks for stored equipment must be emptied. Lessee shall not use the unit in a way that constitutes a nuisance or violation of law or increases StoweAway's insurance, or risks invalidation of such insurance. Upon vacating the storage unit, lessee shall leave the unit empty and in a clean condition free of any trash or debris. Lessee does not have permission to sell the contents of the storage unit in a sale on the StoweAway Storage site.

Insurance. Lessee understands that the storage unit is located in a high snow area and that water may find its way in the storage unit without the knowledge of StoweAway. Lessee understands that lessee is responsible to periodically inspect the interior of the storage unit and to notify StoweAway immediately in the event of any leaks or problems with the storage unit.

StoweAway shall not obtain insurance of the contents of any storage unit. Any such insurance must be obtained and paid for by the lessee. Lessee acknowledges that StoweAway is not responsible for any damage, theft or loss of use of lessee's property. Storage Charges in the Event of Termination. In the event this lease

Agreement is terminated with amounts still owing by lessee to StoweAway, StoweAway shall be entitled to exercise a storage lien against the contents of the storage unit and to continue to store such contents at the lessee's expense in the storage unit, or elsewhere, until all amounts owing to StoweAway have been paid in full, or the contents have been liquidated through sale with the proceeds from such sale being applied first to the costs of sale, and then to all amounts due from lessee to StoweAway, with any balance thereafter being reimbursed to lessee.

Deposit Returns. Are only given when a unit is vacated with at least two weeks' notice, the unit is left cleaned and shows no signs of damage (as determined by the location manager), the account balance is paid up to date and the lessee has moved out by the end of the month. Please remember that the move out month is not pro-rated, therefore make your plans accordingly.

Alterations. Lessee shall not make or allow others to make any alterations whatsoever to the rental space without the prior written consent of the landlord in each instance.

Lock. Lessee shall provide, at lessee's expense and shall use a lock for the rental space, which lessee shall deem secure to protect lessee's property.

Assignment. Lessee shall not sublease the rental space or any portion thereof without the prior written consent of StoweAway in each instance.

Attorney's Fees. In the event of any default by lessee hereunder, lessee shall pay all costs and expenses incurred by StoweAway as a result thereof, including reasonable attorney's fees, whether suit is brought by lessee or not.

Entire Agreement. This lease agreement constitutes the entire, fully integrated agreement of the parties with respect to the lease of the storage unit.