



# Enterprise Park, Inc.

## LEASE AGREEMENT

THIS STORAGE AGREEMENT is made on this \_\_\_ day of \_\_\_\_\_, 201\_\_ between **ENTERPRISE PARK, INC.**, hereinafter called Lessor, and \_\_\_\_\_, Herein after called Lessee, for the hereinafter described premises, and in consideration of the mutual promises contained in this agreement.

### Property Leased

Lessor hereby leases certain storage space more specifically described as space \_\_\_\_\_ hereinafter called the "storage facility," located at 23900 W. Outer Drive, Melvindale, Michigan 48122, for the term beginning on this \_\_\_ day of \_\_\_\_\_, 201\_\_, paid on a yearly basis, unless otherwise agreed to by the parties, in return for the rental payments as specified in this agreement.

### Rent

Lessee agrees to pay to Lessor or Lessor's agent a monthly rental payment in the amount of \$\_\_\_\_.00 per month, payable in blocks of three months on the first day of each month beginning on 01 day of \_\_\_\_\_, 201\_\_, and continuing quarterly until the termination of this agreement. Lessee agrees to pay the prorated share of any month in which Lessee does not occupy the storage area for the full calendar month. Lessee agrees to continue making the appropriate quarterly rental payment until this agreement is terminated, even though Lessee's property is removed from the storage area. A ten dollar (\$10.00) late charge shall be assessed against Lessee in the event that rental payments are not made by the fifth (5<sup>th</sup>) day of the new quarter. Additionally, Lessor, at his or her discretion, may restrict Lessee's access by any means, including but not limited to, deactivation of Lessee's access code until such assessed fee and arrearage rental payments are brought current.

### Termination by Lessor

Lessor may terminate this lease for any reason by giving thirty (30) days prior written notice to Lessee.

### Premature Termination by Lessee

Lessee may terminate this lease for any reason by giving thirty (30) days prior written notice to Lessor or Lessor's agent. If Lessee elects to move prior to the end of the month for which payment has been made in full, Lessee shall be entitled to no refund. Lessee must pay to Lessor rent during the notice period.

### Rental Increases and Renewals

Lessor may increase the monthly rent or change the terms of this lease upon written notice to Lessee given at least thirty (30) days in advance of the first day of the month in which the increase in rent or change in lease terms becomes effective. The rent increase or change in lease terms shall take effect in the manner specified by Lessor unless Lessee shall terminate the lease within thirty (30) days after notice of a rent increase or change of lease terms is given by Owner or agent.

### Care of Storage Area

Lessee agrees to use due care in the use of the storage area and all other parts of Lessor's property, to give notice to Lessor of the need for repair thereof, and shall be responsible and pay for all repairs to the storage area, its contents, and to all other parts of Lessor's property which are the result of the lack of care on the part of Lessee, members of Lessee's family or Lessee visitors. Lessee shall surrender the premises to Lessor at the termination of the agreement in the same condition as when first occupied the storage area, except as to loss by fire and other insured casualty and ordinary wear and tear.

**Lessor's Liability**

Lessee agrees that Lessor shall not be liable for personal property damage, loss by theft or personal injury occurring in the storage area or elsewhere on Lessor's property regardless of cause unless the damage or injury results from Lessor's negligence or intentional tort.

**Use of Exterior**

This lease confers no rights on Lessee to use, for any purpose, any portion of the Lessor's property other than the storage area leased, except the walkways and roadways giving access to and from Lessee's storage area or other areas of Lessor's property, if any, as Lessor may from time to time designate for the use of lessees. When the use by Lessee of any other portion of Lessor's property is permitted, it shall be subject to the rules and regulations established by Lessor.

**Public Restroom and Water Access**

We ask that due care is taken when using the public restroom and water access garden hose. Please turn water off after using.

**Remedies for Default**

If Lessee fails to pay rent or any other sum to Lessor when due, if Lessee defaults or breaches any provisions of this lease, or if Lessee abandons the storage area or Lessee's personal property or attempts to remove his possessions from the storage area in violation of any term of this lease, Lessor may, in its sole discretion, terminate this lease, bring an legal action for possession of abandoned property, or institute any other remedy as may be authorized either at law or in equity

**Assignment**

Lessee shall not assign or sublease the premises without the express written consent of Lessor.

**Insurance**

Lessee is responsible to have his or her own personal insurance on there property.

**Disposition of Lessee's Personal Property on Eviction, Surrender, or Abandonment**

The parties agree that on Lessee's surrender or abandonment of the premises, or on termination of the agreement by lawful eviction, Lessor shall not be liable or responsible for storage or disposition of Lessee's personal property remaining on the premises and may dispose of or take possession of such abandoned property as permitted by law.

\_\_\_\_\_  
LESSEES Date

\_\_\_\_\_  
ENTERPRISE PARK, INC. Date

**LESSEES CONTACT INFORMATION:**

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Street Name Line 1 Apt #

\_\_\_\_\_  
City State ZIP

\_\_\_\_\_  
Phone Number Cell Number

**Access Card #** \_\_\_\_\_ **License Plate #** \_\_\_\_\_ **Description of item:** \_\_\_\_\_