

MP&E Storage LLC

OFFICE
P.O. Box 402
Montello, WI 53949
(608) 577-3532
mpestorage.com

Rental Agreement

This agreement between MP&E, LLC as landlord and _____

_____ DOB _____ as tenant and is entered on the following terms and conditions:

1. \$ _____ per month. Security deposit of \$ _____
2. Tenant's mailing address is:

_____ Phone # _____
E-mail: _____
Name of Closest Relative _____ Phone # _____
3. The mini warehouse unit leased in this agreement is # _____ Amount due at this time is \$ _____
4. The term of lease is (monthly) (quarterly) (biannual) (annual).
Lease beginning _____ and ending _____. Tenant must notify the landlord in writing of intent to terminate the lease a minimum of 30 days in advance.
5. The rent is always paid in advance up to (12) twelve months.
6. Rent payment is due on or before the first of the month. Payment will be considered delinquent if not received by the 3rd and a late fee of ten dollars will be added to your bill. There will be an additional 10 dollar fee for every ten days after. If payment is not received by the 7th, the unit will be double locked and a letter will be sent stating that rent must be paid within five days to avoid eviction. A second notice will be sent by certified letter no sooner than 14 days after the first letter. (State Statue 740.90(5)(b)(1)) Failure to comply will automatically give the landlord the right to open the mini warehouse and dispose of the contents either by auction or private sale. The proceeds of said auction or private sale will be applied against the balance and the remainder, if any, will be re-funded to the tenant.
7. Tenants are not permitted to attach any item to the walls or structure of the mini warehouse unit. Storage of explosives, flammable liquids or chemicals is prohibited. Electric lights and heaters are not allowed. Tenant is not allowed to physically occupy the unit as a residence. **Tenant is not allowed to use moth balls in unit.**
8. Tenant agrees to provide insurance on property in storage. Landlord is not responsible for any damage to property stored in mini warehouse unit regardless of whether such damage is caused by moisture, fire, rodents, or any other cause.
9. Mechanical work on vehicles, selling goods from the mini warehouse is prohibited and will result in immediate termination of lease. No subletting without permission from the landlord. Living or dead animals, illegal goods or property is prohibited.
10. **Release of Operators Liability for Bodily Injury:** Operator, Operator's agent and employees shall not be liable to Tenant for injury or death as a result of Tenant's use of the storage space or the self storage facility, even if such injury is caused by the active or passive acts or omissions or negligence of the Operator, Operator's Agent or employees.
11. MP&E Storage is not responsible for snow removal in front of doors.

12. **USE OF STORAGE SPACE.** Owner is not engaged in the business of storing goods for hire and no bailment is created under this Agreement. Owner exercises neither care, custody nor control over Occupant's stored property. **Occupant agrees to use the storage space only for storage of property wholly owned by the Occupant. Occupant agrees not to store collectibles, heirlooms, jewelry, works of art and/or property having special or sentimental value to the occupant. Occupant waives any claim for emotional or sentimental attachment to the stored property. Occupant agrees not to store property with a total value in excess of \$5,000.00 without permission of the Owner. If such written permission is not obtained , the value of Occupant's property shall be deemed not to exceed \$5,000.00. Nothing herein shall constitute any agreement or admission by Owner that the Occupant's stored property has any value, nor shall anything alter the release of the Owner's liability.** Pursuant to Wisconsin State Statue 704.90(2m)

13. **Notice of Lien Rights,** MP&E Storage LLC has a lien on all personal property stored on the premises for rent and other charges related to the personal property which is attached as of the first day such property is stored. MP&E Storage LLC may satisfy its lien by selling the personal property as provided in 704.90 Wisconsin State Status if Tenant defaults or fails to pay rent for storage of personal property abandoned after the termination of the Rental Agreement.

The parties acknowledge that they have fully read this lease and understand its terms and conditions:

MP&E, LLC

James Stelter, Agent: _____ Tenant: _____