



OAKLAND OUTDOOR STORAGE

LEASE AGREEMENT

This Storage Agreement (the "Lease") is made and entered by and between Oakland Outdoor Storage, LLC. of 5443 Perry Dr., Waterford, Michigan 48329 (the "Lessor") and _____ (full name of Lessee) of _____ (address) _____ (city) _____ (state) _____ (zip), and can be reached at _____ (phone number) or at _____ (email) collectively known as the "Parties." The Parties hereby agree as follows:

1. Term

Lessor hereby leases to Lessee the storage space number _____ and space size _____ located at 5463 Perry Drive, Waterford, Michigan 48329 (the "Premises"). The lease will start on _____ and will continue as a month-month tenancy until such time as it is terminated by either party. Lessee will use _____ * _____ # _____ for Key Code Access.

2. Rent

Lessee agrees to pay \$ _____ as monthly rent in advance on the 1st of each month to Lessor via automated credit card transaction. Using credit card number _____ expiration date _____, security code _____, and zip code _____. The first payment will be pro-rated rent plus the 1st month rent.

25' = \$80/month

40' = \$90/month

60' = \$120/month

65' = \$150/month
Pull through space

3. Termination

Either party may terminate this Lease by providing 14 days written notice to the other party. Any such notice shall be directed to a party at the office address of 5443 Perry Drive, Waterford, MI 48329. No refunds provided for mid-month terms.

4. Payments and Fees

Lessee authorizes the credit card on file to be used for the automated payment method. In the event the card is declined, the Lessee will have three business days to rectify the account. If the Lessee should fail to do so, there will be a late fee of \$25 additional to the amount owed at the time the account is rectified.

5. Use of Premises

Lessee will use the Premises exclusively for the storage of Lessee's possessions. Lessee understands that the use of electricity for refrigerators, freezers or other appliances is not permitted. Lessee may not store or dispose of any property outside of the Premises. Lessee shall not use the Premises for any illegal or otherwise prohibited activities.

6. Dangerous of Illegal Materials

Lessee shall not keep or have on or around the Premises any item of dangerous, flammable, or explosive nature that might unreasonably increase the risk of fire or explosion on or around the Premises or that might be considered hazardous by any responsible insurance company. Lessee shall not keep or have on or around the Premises any illegal items, materials, or substances.

7. Security and Liability

Lessee understands that the Lessor does not provide any security system footage for the Premises. Lessee's possessions will occupy the Premises entirely at the risk of the Lessee. Lessor is not responsible for carrying any

insurance covering Lessee's possessions. Lessee should, at his or her own expense, obtain insurance for the possessions stored at the Premises. Lessee releases Lessor from any loss, damage, claim, or injury resulting from any casualty on the Premises. Lessee understand and agrees that the Lessee accepts full responsibility for any and all personal injuries or any other damages that may occur during use of the storage space, regardless of the reason. Further, Lessee agrees that Lessor, and all associated owners, agents, and employees, be held harmless for any and all injuries and damages occurring inside or outside of the Premises.

8. Maintenance

Lessee will, at Lessee's sole expense, keep and maintain the Premises in good, clean and sanitary condition during the term of this Lease and any renewal thereof. Lessee will promptly advise Lessor if the Premises need any maintenance or repair.

9. Assignment and Sublease

Lessee shall not assign or sublease any interest in the Lease.

10. Governing Law

This Lease shall be governed by the laws of Michigan.

11. Entire Agreement

This Lease contains the entire agreement of the parties, and there are no other promises or conditions in any other agreement whether oral or written concerning the subject matter of the Lease. This Lease supersedes any prior written or oral agreements between the parties.

12. Severability

If any provision of this Lease is held to be invalid or unenforceable for any reason, the remaining provisions will continue to be valid and enforceable. If a court finds that any provision of this Lease is invalid or unenforceable, but that by limiting such provision it would become valid and enforceable, then such provision will be deemed to be written, construed, and enforced as so limited.

13. Amendment

This Lease may be modified or amended in writing; it the writing is signed by the party obligated under the amendment.

14. Waiver of Contractual Rights

The failure of either party to enforce any provision of this Lease shall not be construed as a waiver or limitation of the part's right to subsequently enforce and compel strict compliance with every provision of this Lease.

IN WITNESS WHEREOF, this Lease has been executed and delivered in the manner prescribed by law as the Effective Date first written above:

LESSOR

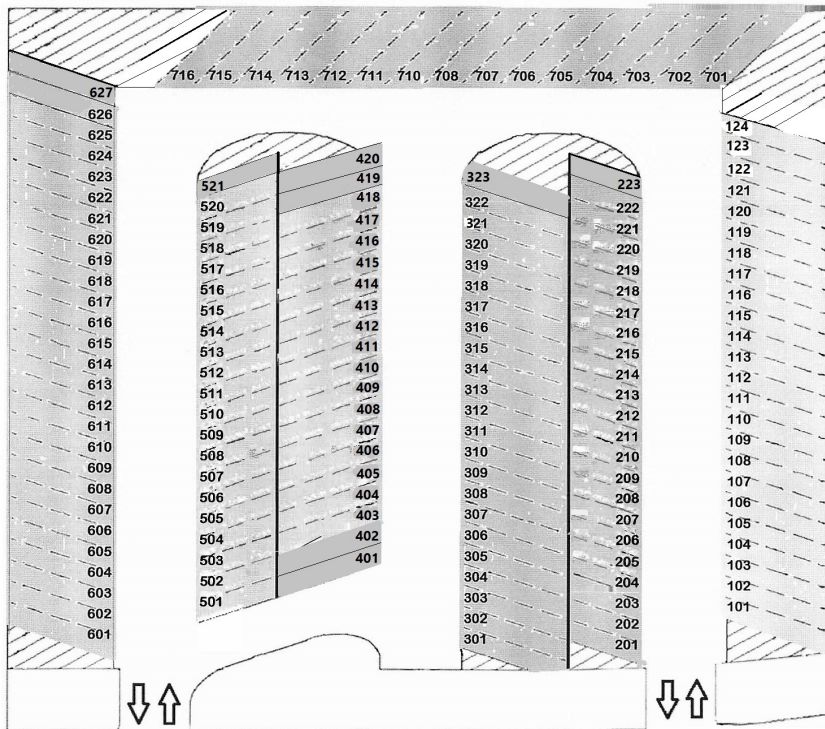
By: _____
Oakland Outdoor Storage, LLC.

Date: _____

LESSEE

By: _____

Date: _____



25' x 12'

201-222

501-520

40' x 12'

101-126

301-322

401-416

601-626

60' x 12'

701-717