

**GO BLUE SELF STORAGE, LLC - SELF STORAGE LEASE**

4131 W. Michigan Ave.

Jackson, MI 49202

(517) 750-0400

Unit No. \_\_\_\_\_ Approximate Size \_\_\_\_\_  
Initial Monthly Rent \_\_\_\_\_ Paid to Date \_\_\_\_\_  
Cleaning Deposit \_\_\_\_\_ Return Check Fee \_\_\_\_\_

Name \_\_\_\_\_  
Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_  
Home Phone \_\_\_\_\_ Work Phone \_\_\_\_\_  
Drivers License No. \_\_\_\_\_ Social Security No. \_\_\_\_\_  
Employment \_\_\_\_\_

Alternative Contact Name \_\_\_\_\_  
Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_  
Phone No. \_\_\_\_\_

Transaction Date \_\_\_\_\_ Total Amount Due \_\_\_\_\_

**GO BLUE SELF STORAGE, LLC.**

**RENT IS DUE ON THE FIRST OF EACH MONTH-A BILL WILL NOT BE SENT TO YOU.**

**GO BLUE SELF STORAGE, LLC.** ("Landlord") hereby leases to Tenant a Storage Unit in a Self-Storage Center as specified above, for a minimum of one month upon the following terms and conditions agreed to by Landlord and Tenant:

**1. TERM, RENT AND SECURITY DEPOSIT.** Tenant Leases the Storage Unit on a month-to-month tenancy. Either Tenant or Landlord may terminate this lease by giving the other party at least 10 days prior written notice.

The Initial Monthly Rent for the Storage Unit is the amount stated above. Rent increases may be imposed at Landlord's sole discretion. Rent is due in advance on or before the 1st day of each calendar month and is to be remitted to Landlord at the Store Address stated above. Rent for a partial first month will be prorated and is due upon execution of the Lease. If this Lease is entered into after the 15th day of a month, the next month's rent is also due upon execution of this Lease. Tenant shall upon execution of the Lease pay Landlord the Administrative Fees specified above. **NO RENT OR FEE REFUNDS WILL BE GRANTED.**

**2. USE OF PREMISES.** The Storage Unit is for the storage of property only, and may not be used for residential purposes, to house live animals or to store anything that is a health hazard, including perishable food items. The Storage Unit may not be used for any unlawful purpose or in violation of zoning business license, or other regulatory restrictions, nor will Tenant keep in the Storage Unit any explosive or highly flammable materials, hazardous materials, toxic chemicals, gasoline, or substances whose storage or use is regulated or prohibited by local, state or federal law or regulation. The Storage Unit should not be used to store jewels, furs, heirlooms, art works, collectibles or other irreplaceable items having special or emotional value to Tenant. Tenant may not conduct any business or commercial transactions in or about the Storage Unit. The incidental storage of goods, merchandise or other property related to an off-site business or enterprise is not permitted. Tenant agrees to hold Landlord, other tenants or third parties harmless and indemnify, save and defend such persons from any loss resulting from the violation of this provision. Tenant grants Landlord permission to enter the Storage Unit at any time for the purpose of removing and disposing of any property kept in the Storage Unit in violation of this provision.

Tenant may not make any alterations or modifications to the Storage Unit or attach any fixtures or signs in or about the Unit without the written consent of Landlord.

Tenant represents to Landlord that all personal property to be stored by Tenant in the Storage Unit will belong to Tenant only, and not to any third parties.

**3. TENANT RESPONSIBILITY.** Tenant acknowledges and understands that no bailment is created by this lease, that landlord is not engaged in the business of storing goods for hire nor in the warehousing business, but is simply a Landlord leasing the Storage Unit in which Tenant can store items of personal property owned by Tenant. The Storage Unit is under the exclusive control of Tenant, Landlord does not take custody, control, possession or dominion over the contents of the storage unit and does not agree to provide protection for the Self-Storage Center, Storage Unit or the contents thereof.

**ALL PERSONAL PROPERTY IN THE STORAGE UNIT IS STORED AT THE RISK OF TENANT.** Tenant must take whatever steps are necessary to safeguard whatever property is stored in the Storage Unit. **TENANT MUST KEEP THE UNIT LOCKED**, must provide his/her own lock and keys and is fully responsible for possession of the keys.

Landlord does not have any obligations to carry insurance on Tenant's property stored in the Storage Unit. **IF TENANT WISHES TO HAVE HIS/HER PROPERTY COVERED BY INSURANCE, TENANT MUST OBTAIN SEPARATE COVERAGE.** Landlord will not be responsible or otherwise liable, directly or indirectly, for loss or damage to the property of Tenant due to any cause, including but not limited to fire, explosion, theft, vandalism, wind or water damage any defect whether known or subsequently created or discovered in the Storage Unit or acts or omissions of any third party, regardless of whether such loss or damage may be caused or contributed to by the negligence of Landlord, its agents or employees.

**TENANT HEREBY REPRESENTS TO LANDLORD THAT THE TOTAL VALUE OF ALL PROPERTY STORED OR TO BE STORED IN THE FUTURE IN THE STORAGE UNIT IS LESS THAN \$3,000.00, UNLESS TENANT ADVISES LANDLORD IN ADVANCE AND IN WRITING OF A GREATER VALUE.** Tenant agrees that the maximum liability of Landlord to Tenant for any claim or suit by Tenant, including but not limited to any suit which alleges wrongful or improper foreclosure or sale of the contents of a storage unit is \$3,000.00. Nothing in this section shall be deemed to create any liability on the part of Landlord to Tenant for any loss or damage to Tenant's property, regardless of cause.

Landlord shall not be liable for any injury sustained by Tenant or others from any defects known or subsequently discovered or created in the Storage Unit or Self-Storage Center, or caused by any condition existing near or about the Storage Unit or the Self-Storage Center, or resulting from the acts or omissions of Tenant.

Tenant agrees to indemnify and hold Landlord harmless from and against any and all claims, damages, costs and expenses, including attorney fees, arising from or in connection with Tenant's use of the Storage Unit Tenant's presence on the Self-Storage Center premises or anything done in the Storage Unit or Self-Storage Center by Tenant or Tenant's agents, employees or invites resulting in damage or injury to person or property of Tenant or of any other third party or any storage unit or part of the Self-Storage Center.

**4. TENANT'S ELECTION REGARDING INSURANCE.** Tenant elects as follows

\_\_\_\_\_ I have or will obtain insurance from my own insurance agent or company

\_\_\_\_\_ I will be Self-Insured, "No Insurance."

**5. SECURED PARTIES/LIEN HOLDERS. TENANT DISCLOSURE TO LANDLORD**

\_\_\_\_\_ The property which Tenant intends to store in the Storage Unit is not subject to any security interest or lien.

\_\_\_\_\_ The property which Tenant intends to store in the Storage Unit is subject to security interest or in favor of:  
(name and address) \_\_\_\_\_

**6. CONDITION OF UNIT.** Tenant has examined the Storage Unit and areas and is satisfied and agrees that the Storage Unit is satisfactory for all purposes, including safety and security, for which Tenant will use it. Tenant will at all times keep the Storage Unit neat, clean and in a sanitary condition and will return it to Landlord in the same condition as when received by Tenant, usual wear and tear excepted. All repairs to the Storage Unit or the Self-Storage Center required as a result of Tenant's acts or omissions shall be at Tenant's sole cost and expense.

**7. ACCESS TO UNIT.** Tenant will allow Landlord, without notice to Tenant, free access at all reasonable times to the Storage Unit, or to any stored vehicle or boat, for the purposes of inspection or making repairs, additions or alterations to the premises. Landlord's rights under this paragraph do not create a duty to make any repairs, additions or alterations.

**8. DEFAULT, LIEN AND FORECLOSURE.**

(a) **Notice: if you fail to make your required payments, you will have to vacate the unit or your property may later be sold at public sale. Before the sale, you will be notified by first class mail and by certified mail of the amount due. The notice will be mailed to your last known address. In order to preserve your right to be notified, it is important that you notify us of any change in your mailing address. Also, you should supply us with the name and address of another person who can reach you if you are not at your mailing address, and we will notify that person at the same time and in the same manner as we notify you.**

(b) **If Tenant has not paid all charges in full during the 15 days after receiving the notice referred to above, Landlord may deny Tenant access to the Storage Unit, until all charges are paid in full. Tenant may also be denied access upon failure to move out promptly upon the termination of the Lease.**

(c) **Tenant agrees to pay all costs and expenses, including attorney fees and reasonable service fees, of Landlord enforcing the terms of this Lease.**

(d) **Tenant waves any claims it or its successors, heirs or assigns may have as a result of any action taken by Landlord to collect the rent or other charges due under the terms of the Lease and Tenant agrees to defend and hold Landlord harmless against any claims by any other party having an interest in the personal property kept in the Storage Unit.**

(e) **Tenant hereby agrees that any notice required by this lease or state law shall be deemed received three days after it is deposited postage prepaid in the United States mail system, to the Tenants last known address.**

**9. MISCELLANEOUS.** Tenant may not assign this Lease or any part thereof and may not let or sublet the whole or any portion of the Storage Unit without the prior written consent of Landlord.

Any notice required to be given under this Lease must be in writing and addressed to the other party at the appropriate address shown above. Any such notice will be deemed to have been given three days after it is duly deposited, postage prepaid, in the United States mail system. **THE ADDRESSES MAY BE CHANGED BY WRITTEN NOTICE ONLY.**

If any term or provision of the Lease or its application to any person or circumstances is, to any extent, held to be invalid or unenforceable, the remainder of the Lease will not be affected. If any of the time limitations, foreclosure or notice requirements stated in this Lease conflict with those required by local law, those local limitations and requirements will apply in lieu of the limitations and requirements stated in this Lease.

Landlord may at any time assign this Lease, in which event Landlord shall no longer be responsible or liable under the terms of this Lease and all the covenants, conditions and obligations of Landlord will be binding on its assignee and its assignee will be entitled to enforce all the provisions of the Lease.

The captions of this Lease are for convenience only and in no way effect the construction of the terms of this Lease.

No provision of this Lease may be waived or changed other than by written agreement. Only an officer or general partner of Landlord may authorize any specific waiver, modification or extension of any provisions.

This Lease is binding upon the parties, their heirs, successors, personal representatives and assigns.

This Lease constitutes the entire agreement between Landlord and Tenant. Any agreement or representation not expressly set forth herein is void.

**SERVICE CHARGES WILL BE IMPOSED FOR PAYMENTS RECEIVED AFTER THE 10TH OF THE MONTH**

**TENANT HAS READ, AND AGREES TO ALL TERMS OF THIS LEASE. TENANT FURTHER ACKNOWLEDGES RECEIPT OF A COPY OF THIS LEASE.**

Dated: \_\_\_\_\_

Tenant's Signature \_\_\_\_\_

Go Blue Self Storage LLC., Representative \_\_\_\_\_

CUSTOMER INFORMATION

- 1. LEASE TERM AND PRICE** - OUR LEASE TERM IS MONTH-TO-MONTH, WITH RENT BEING DUE ON THE FIRST. A LATE CHARGE WILL BE ASSESSED AFTER THE 10TH OF THE MONTH FOR ANY DELINQUENT RENT.
- 2. USE OF PREMISES** - PLEASE DO NOT CONNECT ANY APPLIANCES AND DISCONNECT ANY EXTENSION CORDS WHEN NOT IN USE. TURN OFF ALL LIGHTS WHEN YOU LEAVE YOUR UNIT AND DO NOT SMOKE WHILE INSIDE ANY OF THE BUILDINGS. WE ASK THAT YOU DO NOT USE ANY OPEN FLAMES INSIDE YOUR UNIT AND THAT YOU DO NOT STORE ANY FOOD ITEMS OR HAZARDOUS MATERIALS, SUCH AS GASOLINE OR EXPLOSIVES. DO NOT SAND OR SPRAY PAINT IN YOUR UNIT. THE TRASH CONTAINER IS NOT FOR USE BY ANY PERSONS RENTING A STORAGE UNIT UNLESS PRIOR ARRANGEMENTS HAVE BEEN MADE.
- 3. ACCESS** - PLEASE ENTER YOUR PASS-CODE EACH TIME YOU ENTER AND EXIT THE GATE AND OBSERVE THE FIVE MILES PER HOUR SPEED LIMIT. THE STANDARD GATE HOURS ARE 6:00 A.M. TO 9:00 P.M., SEVEN DAYS PER WEEK (UNLESS OTHERWISE POSTED). THE OFFICE WILL BE CLOSED ON NEW YEAR'S DAY, EASTER SUNDAY, MEMORIAL DAY, INDEPENDENCE DAY, LABOR DAY, THANKSGIVING DAY AND CHRISTMAS DAY.
- 4. TENANT RESPONSIBILITIES** - ALWAYS LOCK YOUR UNIT, USING ONLY ONE LOCK, AND BE SURE THAT YOUR GOODS ARE INSURED. PLEASE REPORT ANY CHANGES OF ADDRESS, IN WRITING, UTILIZING THE CHANGE OF ADDRESS CARDS PROVIDED. WHEN YOU ARE PLANNING TO VACATE, PROVIDE US WITH A TEN DAY WRITTEN NOTICE. AFTER VACATING, STOP BY THE OFFICE AND SIGN OUT SO THAT WE ARE SURE WHEN YOU HAVE COMPLETELY VACATED YOUR UNIT.

**IMPORTANT NOTE:** PLEASE BE AWARE, THAT FOR YOUR PROTECTION, PEST CONTROL PRODUCTS MAY BE IN USE. FOR THE SAFETY OF CHILDREN AND PETS, PLEASE WATCH THEM CAREFULLY.

THANK YOU FOR STORING WITH GO BLUE SELF STORAGE, LLC.

I acknowledge receipt of this Customer Information Sheet.

Date \_\_\_\_\_ Tenant Signature \_\_\_\_\_