

SOUTHSIDE STORAGE (a division of Concord Enterprises, Inc.)
1701 Windhoek Drive, PO Box 22511, Lincoln, NE 68512 Phone (402)421-2565

LESSEE: _____

PHONE: _____

ADDRESS: _____

CITY/STATE/ZIP: _____

LEASE AGREEMENT

This Lease Agreement, made this ____ day of _____, 20__, by and between Concord Enterprises, Inc., hereinafter called Lessor and _____, hereinafter called Lessee, whereas, Lessor is the owner of real property commonly known as Southside Storage at 1701 Windhoek Drive, Lincoln, NE 68512.

PREMISES

Whereas Lessee is desirous of leasing a specified portion of said building and unit number ____ said unit to be used as storage room only for storing personal property.

TERM AND RENTAL CONDITIONS

Lease term shall commence as of _____, 20__, and to continue on a month to month basis (only first month may be prorated). Lessee agrees to pay Lessor the sum of \$_____ per month, payable each month on the first, as rent. Insufficient fund notices (NSF) to Southside Storage will bring about Lessor immediately placing lock on storage unit. Making your account current will release lock. Your account will then be placed on a cash only basis for the remainder of your lease term. (No further checks will be accepted).

This Agreement shall automatically be extended the first of the month, at Lessor discretion unless Lessee gives 30 days written notice of its intention to terminate this Agreement.

POSSESSION AND USE

Lessee further agrees and covenants with Lessor that Lessee will not use said premises for an unlawful purpose; that Lessee will furnish own padlock or purchase one through Southside Storage; that Lessee will pay the rent each month as it becomes due; that Lessee will keep said premises in good condition (usual wear and tear expected) and that tenant will not store explosive or highly flammable material or goods, or any other items which would lessen the insurability of the building. Lessee further agrees that he/she will, at tenants own expense obtain insurance, if any on the property stored on the said premises and that the Lessor shall not be responsible for damage, if any to said property, caused by fire, water, or from any other cause whatsoever. Lessor shall have the right to enter into and upon said premises at reasonable times for the purpose of inspecting and maintaining the building as well as for the purpose of making necessary repairs. Lessee shall not connect any electrical unit to any outlets.

LIEN

In the case of default of the payment of said rent by Lessee, Lessor is hereby given a lien upon all of the Lessee's property, now or at any time hereafter stored on said premises, and the Lessor is authorized to seize and take possession of said property and place lessor's lock on the door of said premises. After due notice to Lessee, as provided herein, in the event the rent is not paid within the time specified in said notice, Lessor shall be authorized to sell said property at public auction or private sale, according to the notice given, for the payment of said rent. From the proceeds of such sale, Lessor shall satisfy its lien, including the reasonable costs of such sale. The balance, if any of said proceeds shall be paid to Lessee. Notice of default shall be in writing and shall be delivered to the address of Lessee shown above. Said notice shall provide that in the event rent is not paid within 10 days from the date of personal delivery or date of mailing, then in such event, the property shall be advertised for sale and sold at the specified time and place.

Lessee shall not assign this Lease or sublet said premises or any part thereof without the previous consent in writing of the Lessor

A breach of any of the foregoing covenants and conditions by Lessee shall, at the option of the Lessor, terminate this Lease and said Lease shall become null and void.

In the event that it becomes necessary for Lessor to institute proceedings in court to enforce the provisions hereof, the Lessee shall pay a reasonable attorney fee to be fixed by the Court.

The covenants and conditions herein contained shall be for the benefit of and binding upon the heirs, successors, executors, administrators and assigns of all parties hereto.

I have read and am in agreement with the terms of this Lease Agreement.

Signature

Date