

V & A ENTERPRISES MINISTORAGE
(715) 684-4333 or Fax (715) 684-3404
Rules, Regulations, and Covenants
www.VandAStorage.com

1. The relationship of **V&A Enterprises** known as Lessor, and _____ as lessee.
2. Rent must be paid to the owner, **V & A Enterprises, at P.O. Box 709, Baldwin, WI. 54002**, on the first of each month until such a time as the tenancy is terminated by either party on 30 days notice in writing, or as otherwise provided by law. Monthly bills are not sent.
3. **V & A Enterprises has a lien on personal property stored in a leased space and V & A Enterprises may satisfy the lien by selling the personal property if the lessee defaults or fails to pay rent for the storage of personal property abandoned after the termination of the rental agreement. Upon failure by Lessee to pay rent for said space promptly when due, or upon termination of this agreement for any reason, the Lessor shall have full right and authority to take possession of said space and contents and to sell or dispose of, without process of law, appraisal, advertisement or notice to the public or to the Lessee, at public or private sale, any part or all of the contents of said space, and Lessor may become a purchaser at any such sale without any right of redemption by Lessee, and after paying the costs of sale and all amounts due under this agreement, any surplus shall be paid to Lessee, and Lessee shall pay any deficiency to the state. The remedy herein provided as in addition to any remedies that may be provided by law.**
4. Lessee shall observe and comply with all applicable federal and state laws and regulations as well as all applicable municipal ordinances and regulations governing the premises or the goods stored therein. No goods shall be stored on the premises that will, or tend to, increase insurance underwriting risk on the building.
5. All goods shall be stored at the sole risk of their owner and Lessee, who hereby assumes risk of loss from any and all causes, including but not limited to loss caused by the negligence of either the Lessor or the Lessee, except insofar as losses are covered by the owner's insurance upon the structure. Locks are required on all units in which goods are stored. Units that are found unlocked will have locks placed on them which will be removed when renter puts their own lock on. Contents left in a unit without a lock will be considered abandoned and will be disposed of 10 days after attempted notification of renter who will be responsible for cost of disposal.
6. Lessee may not assign or sublease under this agreement without the written notice to Lessor.
7. Lessee shall not nor allow anyone to fasten any article, drill holes, drive nails or screws into walls, floors or partitions or commit any waste onto the property.
8. Lessee shall not make any alterations, additions or improvements to the space rented without the written consent of Lessor. Lessee may not live in, sleep in, or stay overnight in the storage unit.
9. Lessee shall at the expiration of the term remove all contents and return the premises to the Lessor in as good a condition as received, any remaining contents will be disposed of at the cost of the tenant.
10. Thirty days after expiration of the term of this agreement or the date Lessee vacates the premises, whichever is later, the security deposit, less any expense incurred by Lessor by reason of Lessee breach of any covenant of this agreement, shall be returned to the Lessee.
11. Any notice required under this agreement of and by stature shall be deemed delivered when deposited in the U.S. mail addressed to the appropriate party at this address: **V&A Enterprises P.O. Box 709, Baldwin, WI. 54002**, with postage prepaid thereon.
12. Any damage caused by Lessee will be repaired at the expense of the Lessee and satisfaction of the Lessor within a 10-day period from the date the damage was incurred.
13. **LEASE CONTINUATION--** should Lessee hold over and retain possession of said premises after the expiration of this lease, his occupancy of said premises shall be as a tenant from month to month at the then prevailing rate and that all the covenants and conditions contained herein shall continue in full force and effect as long as Lessee retains possession of said premises. Lessee shall be obligated to give Lessor 30-days written notice prior to moving that Lessee is moving out or it will be understood that Lessee is going to hold over and retain possession of said premises and be responsible for the following month's rent.
14. It is the Lessee's responsibility to inform the Lessor within 10 days when a change in address or telephone has occurred. When rent is 10 days past due a security lock will be placed on the Lessee's unit. The lock will be removed within 2 business days of the past due payment plus late fees. A lock requiring immediate removal will incur an additional \$15 charge during business hours, \$25 after hours (payment must be cash or certified check).

Initial _____

RENTAL LEASE

Storage Unit # _____ Size _____ Date _____

Name of Lessee _____

Address _____ City _____ State _____ Zip _____

Telephone Number (Home) _____ (Work) _____

Name of nearest friend or relative, address, _____

Telephone Number of friend or relative _____ Security Deposit _____

(Deposit cannot be used as the last months rent, please sweep and completely empty unit when vacating.)

E-mail address _____

TERMS OF LEASE

_____ Monthly Term (Amount shown may be prorated if rented after first of month)

The sum of \$ _____ is the first monthly rental payment for the rent of one of the storage units for a term of month-to-month beginning _____, 20_____. Subsequent rental payments (\$120 -10x40, \$105 -10x30, \$95.00 -10x27, \$85.00 for 10x25, \$80 -10x24, \$70 -10x20, \$65.00 -10x18, \$62.50 -10x15, \$55.00 -10x10, \$35.00 - 5x10) are due the first day of each month. You are considered past due if payment is not received by the 5th of the month. A late fee charge of \$7.50 will be added to all past due rent plus \$.50 per day thereafter. Minimum of 1 month Rental.

_____ 6 Month Term

This sum of \$ _____ as the rental payment to be paid in advance for the rent of one storage unit for the term of six months beginning _____, 20_____, and ending _____, 20_____. Six month rental charges (\$660.00 -10x40, \$577.50 -10x30, \$522.50 -10x27, \$467.50 -10x25, \$440.00 -10x24, \$385.00 -10x20, \$357.50 -10x18, \$343.75 -10x15, \$302.50 -10x10, \$192.50 -5x10)

_____ 1 Year Term

This sum of \$ _____ as the rental payment to be paid in advance for the rent of one storage unit for a term of one year beginning _____, 20_____, and ending _____, 20_____.

Insurance- Please Initial the following.

_____ I realize that V & A does not cover any loss or damage to my contents but they have given me a brochure for **Tenant One** which allows me to purchase my own insurance. V&A Enterprises is not liable for any injury or accident occurring on premises. A 30 day written notice is required before vacating.

I have read all of the conditions set forth in this lease and agree to comply with them. Witness our hands in duplicate.

Dated _____ Dated _____

Lessee _____ Lessor _____

PLEASE INDICATE UNIT NUMBER ON ALL CHECKS AND CORRESPONDENCE.

Rev 6/17

Lock # _____

Itemized Payment

of Keys _____

This Month(or lease amt.) _____

Sec. Deposit _____

Lock Deposit _____

Other _____

Total Paid _____