

Gateway Storage of Lexington, L.L.C.
1040 High Street
Lexington, Ky. 40508

This contract is executed this _____ day of _____ year _____ between Gateway Storage of Lexington LLC hereinafter called "LESSOR" and _____, hereinafter called "LESSEE". LESSOR does hereby lease unto LESSEE Unit # _____, _____ (inside /outside) storage space in storing _____ (Boat/RV/Other) identified as a _____ at recurring rate of \$ _____ per _____ (Month, Quarter/Semi Annual/Annual) as long as this contract remains in effect.

LESSEE shall pay \$ _____ rent in advance on the 1st day of each _____ (Month/ Quarter/Semi Annual/ Annual) at the above shown rate. Once a payment is made, there will be no full or partial refund of that payment. A charge of \$35.00 will be made in the event of a returned (NSF) check. In the event the LESSEE fails to pay said rent within ten (10) days after the due date, a \$425.00 dollar late fee will be added, Lessee's lock will be replaced with LESSOR's lock and LESSOR may deny LESSEE access to the storage facility until all amounts owed are paid in full. If the LESSEE fails to make payments within ninety (90) days from the time such payment is due, the LESSOR shall be entitled to confiscate goods in said space in settlement of monies owed as rent.

All personal property stored on the premises by Lessee shall be LESSEE's sole risk. LESSOR and LESSOR's agents and employees shall not be liable to Lessee for any damages to, or loss of, any personal property while at the premises arising from any cause whatsoever including, but not limited to, burglary, fire, water damage, mysterious disappearance, rodents, acts of God, or the active or passive acts or omissions or negligence of LESSOR or LESSOR's agents and Lessee expressly waives and releases LESSOR from any such claims. Lessee will indemnify, hold harmless and defend LESSOR and LESSEE's agents and employees from all claims brought by others arising out of Lessee's use of the premises.

LESSEE shall in no event store any materials on the premise classified as explosive, hazardous, or toxic under any local, state, or federal law or regulation, and LESSEE will keep said premise free from any rubbish, obstacles and nuisances. LESSEE shall not use the storage space for any unlawful purposes, conduct any type of business or live in said storage space. LESSEE agrees not to alter or destruct the storage space in any way, agrees to reimburse LESSOR for damage caused by negligence or fault of LESSEE. LESSEE shall surrender storage space to LESSOR upon termination of this agreement in a clean and reasonable condition, and, if not, agrees to reimburse LESSOR for any expenses incurred to clean said storage space. LESSEE shall not be entitled to assign this contract or sublease any portion of said storage space.

LESSOR shall have the right, in the event of an emergency, for maintenance purposes, or for inspections by government authorities, to enter the premise using whatever reasonable force necessary.

The covenants and conditions herein contained shall be for the benefit of and binding upon heir's successors, executors, administration and assigns of all parties hereto. If any provisions within agreement are determined to be invalid by any court of competent jurisdiction, the remaining portions of the agreement will nevertheless remain in full force and effect.

All terms of the Agreement are subject to change upon thirty (30) days prior written notice.

Paid Today _____

Next due date _____

Email address _____

Phone number _____

Mailing address _____

By signing this contract, I agree to the terms as stated above

LESSEE

Gateway Storage of Lexington LLC