

# ARNOLD STORAGE

1717 HOWARD DR. JUST OFF OF LOR RAY & HWY 14 WEST  
NORTH MANKATO MN. 56003  
507-387-5599

## RENTAL AGREEMENT WITH ARNOLD STORAGE

LESSEE NAME: First \_\_\_\_\_ Middle \_\_\_\_\_ Last \_\_\_\_\_

ADDRESS: \_\_\_\_\_ DR. LIC \_\_\_\_\_

CITY: \_\_\_\_\_ STATE: \_\_\_\_\_

ZIP: \_\_\_\_\_ E-MAIL: \_\_\_\_\_

HOME PHONE: \_\_\_\_\_ BIRTH DATE: \_\_\_\_/\_\_\_\_/\_\_\_\_

CELL PHONE: \_\_\_\_\_ OTHERS THAT CAN ACCESS

PARENTS PHONE:(STUDENTS) \_\_\_\_\_ 1. \_\_\_\_\_

WORK PHONE: \_\_\_\_\_ 2. \_\_\_\_\_

WORK PLACE: \_\_\_\_\_ 3. \_\_\_\_\_

(\*\* WE DON'T INSURE YOUR PROPERTY!!!!)

**SIGNATURE: X** \_\_\_\_\_ DATE: \_\_\_\_/\_\_\_\_/\_\_\_\_

( Upon Key Pickup )

--No Unit Reservation Without Payment--

### -----ONE MONTH MINIMUM CHARGE-----

**\*\*Rent Due By The 10<sup>th</sup> Of The Month\*\*\$5.00 A Month Late Fee\*\* \$25.00 Charge For A Lost Key**

**\*\*Advance Annual Pmt. Receives One Free Month\*\*No Prorate Out After The 25<sup>th</sup> Of The Month**

**\*\*Any Form Of Pmt. Is Acceptable. But, Arnold Storage Needs A Credit Card # On File That May Be Run If Pmt. Not Received By The Next Months Billing. (No Late Fee Accessed)**

**\*\* Online Payment Available by Visiting [arnoldstorage.com](http://arnoldstorage.com) \*\***

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\*\*\*Office Use Only\*\*\*

RENT PER MONTH: \$ \_\_\_\_\_ COMMENCING DATE: \_\_\_\_/\_\_\_\_/\_\_\_\_

UNIT:# \_\_\_\_\_ SIZE: \_\_\_\_\_ X \_\_\_\_\_

RECEIVED: PRORATE:\$ \_\_\_\_\_

RENT PD: \$ \_\_\_\_\_

TOTAL: \$ \_\_\_\_\_

CHECK:# \_\_\_\_\_ CREDIT CARD:# \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_ EXP: \_\_\_\_\_

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**TERMS AND CONDITIONS OF LEASE**  
**PLEASE READ**

1. LESSEE HEREBY PLEDGES THE CONTENTS OF THE REVERSE SIDE-NUMBERED RENTED SPACE TO THE LESSOR AS COLLATERAL SECURITY AND IN THE EVENT OF DEFAULT OF PAYMENTS DUE AND AFTER THE LESSOR HAS PROVIDED WRITTEN NOTICE TO THE ADDRESS FURNISHED BY THE LESSEE ON THE REVERSE SIDE. THE LESSEE AUTHORIZES THE LESSOR TO DISPOSE OF THE PROPERTY.
2. THE LESSEE ACKNOWLEDGES THAT AT CERTAIN TIMES OF THE YEAR CEMENT MAY SWEAT. THAT THIS IS AN ACT OF NATURE. THEREFORE THE LESSEE SHOULD STORE PROPERTY APPROPRIATELY TO AVOID ANY POSSIBLE DAMAGE CAUSED BY MOIST CEMENT. LESSEE ALSO AGREES TO HAVE NO RECOURSE TO LESSOR FOR CONDENSATION DAMAGE.
3. THIS IS A MONTH TO MONTH LEASE THAT CAN BE TERMINATED AT THE END OF ANY 30-DAY PERIOD.
4. LESSOR DOES NOT BECOME A BAILEE OF LESSEE'S PROPERTY AND LESSOR DOES NOT ACCEPT CONTROL CUSTODY OR ASSUME ANY RESPONSIBILITY FOR THE CARE OF THE LESSEE'S PROPERTY.
5. LESSOR SHALL HAVE THE RIGHT TO ENTER SAID PREMISES AT TIMES OF EMERGENCY OR TO INSPECT OR DO REPAIRS. AND IF NECESSARY LESSOR SHALL HAVE THE RIGHT TO MOVE LESSEE'S GOODS TO ANOTHER SPACE.
6. (A) LESSEE SHALL NOT USE THE STORAGE SPACE AS A BUSINESS OR MAILING ADDRESS.  
(B) LESSEE SHALL NOT USE PREMISES FOR ANY UNLAWFUL PURPOSE.  
(C) LESSEE SHALL NOT SELL, ASSIGN, OR SUB LEASE THIS CONTRACT WITHOUT THE WRITTEN CONSENT OF LESSOR.
7. LESSEE HEREBY AGREES THAT LESSOR SHALL HAVE A LIEN AND SECURITY INTEREST IN ALL OF LESSEE'S PROPERTY STORED AT SAID PREMISES AND IN EVENT OF DEFAULT IN PAYMENT OF RENT FOR A PERIOD OF (30) DAYS AFTER THE RENT BECOMES DUE HEREBY AUTHORIZES LESSOR TO SEIZE AND TAKE POSSESSION OF LESSEE'S SPACE BY PLACING LESSORS LOCK THEREON. SHOULD DEFAULT IN PAYMENT OF RENT CONTINUE, AFTER REASONABLE NOTICE GIVEN TO THE LESSEE AT THE ADDRESS SHOWN ON THE FACE OF THIS CONTRACT. LESSOR IS HERBY AUTHORIZED TO REMOVE LESSEE'S LOCK AND DISPOSE OF PROPERTY. THE LESSEE SHALL BE LIABLE FOR ANY DEFICIENCY REMAINING AFTER THE DISPOSAL OF THE PROPERTY, ALSO LABOR AND DUMPSTER FEES.SHALL APPLY..
- 8. LESSEE SHALL BE RESPONSIBLE TO NOTIFY LESSOR OF ANY CREDIT CARD, ADDRESS OR TELEPHONE NUMBER CHANGE.**
- 9.. LESSEE BEARS ALL RISK OF LOSS TO THE PERSONAL PROPERTY STORED BY LESSEE, REGARDLESS OF HOW LOSS IS CAUSED BY FIRE, WATER, STORM OR THEFT.
10. LESSEE SHALL HOLD LESSOR HARMLESS FROM ALL LIABILITIES OR CLAIMS CAUSED BY THE ACTION OF LESSOR, HIS AGENTS, EMPLOYEES, OR ASSIGNS.
11. LESSEE SHALL NOT STORE HIGHLY FLAMMABLE MATERIALS OR GOODS, EXPLOSIVES, PERISHABLE FOODSTUFFS, CONTRABAND, LIVE ANIMALS, MATERIALS OR GOODS WHICH EMITS ODORS, REPAIR AUTOMOBILES OR DO SIMILAR TYPE OF WORK,AND ALSO CAN NOT USE AS A RESIDENCE.
12. LESSEE HAS FIVE (5) DAYS TO REMENDY ANY BREACH OF THIS CONTRACT IF THE BREACH IS CAUSED BY THE LESSEE, OTHERWISE THE CONTRACT IS TERMINATED.
13. BOTH PARTIES ACKNOWLEDGE THAT VALID NOTICE SHALL BE MADE UPON THE OTHER BY MAILING A COPY OF SUCH NOTICE PREPAID IN THE UNITED STATES MAIL TO THE ADDRESS LISTED ON REVERSE SIDE. SUCH NOTICE SHALL BE IN LIEU OF ANY OTHER NOTICE THAT MIGHT BE REQUIRED BY LAW.
14. PLEASE READ MINNESOTA LIEN LAW..PDF TITLE 514.970
15. **I HAVE READ AND AGREEE TO THE ABOVE CONDITIONS.**

**SIGNATURE: X**

DATE: \_\_\_\_\_

( Upon Key Pickup )