

**NEW SHARON SELF STORAGE STORAGE, LLC
LEASE AGREEMENT**

This agreement made this ____ day of _____, 20____, by and between **NEW SHARON SELF STORAGE** (sometimes hereinafter "Lessor") and _____, (sometimes hereinafter "Owner"). Owner is hereby renting a space in the property of the Lessor's self storage building at 171 Mercer Road in New Sharon, Maine, to store personal property owned by Owner.

Vehicles, boats, and other properties to be stored are identified as follows:

Rates for storage are as set forth on the price list appended hereto as an exhibit, and are based upon the width of the item being stored as well as on the time of storage.

Further terms and conditions of this Agreement are as follows:-

1. This Agreement is meant and intended to be for "winter storage" purposes rather than perpetual long-term storage. It shall be the obligation of Owner to claim their personal property prior to June 30, 20____. If property remains unclaimed after June 30, 20____, late charges will accrue at the rate of \$0.40 per foot, per day, until said property is claimed by Owner. **IF THE PROPERTY REMAINS UNCLAIMED BY DECEMBER 31, 20____, THEN IT SHALL BE DEEMED ABANDONED PURSUANT TO TITLE 10 MRS §1372 (1-A) AND MAY BE SOLD AT PUBLIC OR PRIVATE SALE BY LESSOR WITHOUT NEED FOR FURTHER NOTICE TO OWNER.**

2. Owner may claim any articles of personal property between May 1, 20____ and June 30, 20____ upon two-day notice to New Sharon Self Storage given to the contact information below. Owner may claim items prior to May 1, 20____ by arrangement with Lessor; however, weather and/or other conditions (including snow) may require a period longer than two days for Lessor to make property arrangements for Owner to claim their property.

3. All outstanding charges under this Lease are due in full at the time property is claimed.

4. Pursuant to this Agreement, Lessor is providing only storage services. No repairs or mechanical services shall be provided of any kind on the stored property. In addition, Owner is prohibited from entering into the property to make repairs during the term of storage.

5. It shall be the responsibility of Owner to deliver property to be stored to the storage location at 171 Mercer Road, New Sharon, Maine. Lessor shall not be responsible for either picking up or delivering property to Owner unless separately agreed to in writing.

New Sharon Self Storage – Storage Lease Agreement - Page 2

6. Owner fully indemnifies and holds harmless Lessor and its employees, agents, or contractors for any loss or damage to stored property while it is in the custody and control of Lessor, including but not limited to loss caused by fire, theft, temperature, vandalism, malicious mischief, collapse of building, water damage, or any or all other causes. Owner is encouraged to maintain insurance coverage to insure against such loss or damage. New Sharon Self Storage does not provide or sell insurance against such loss. To the extent that Owner does maintain such coverage, Owner hereby waives insurance company's right of subrogation against Lessor, its agents, employees, or contractors.

Notice shall be sent, whenever necessary, as follows:-

Lessor:

New Sharon Self Storage
171 Mercer Road
New Sharon, Maine 04955
Telephone: 207-860-0023
Email: lancemeader@yahoo.com

Owner:

Name: _____
Address: _____

Telephone: _____
Email: _____

NEW SHARON SELF STORAGE:

BY: _____
Lance Meader, _____,
duly authorized

OWNER:
