

STORAGE SPACE LEASE AGREEMENT

DATE	MONTH TO MONTH TERM BEGINING	UNIT SIZE	UNIT NO. & LOCATION	MONTHLY RENT
COMMENTS:				
<u>LESSEE</u> NAME: ADDRESS: CITY: EMAIL: Drivers License NUMBER: PHONE NO.:		<u>LESSOR</u> KTK Rentals LLC 25163 Spring Valley Rd. Shannon IL 61078		

This Storage Space Lease Agreement (the "Lease") is made and entered into on the date listed above by and between KTK Lanark Rentals, LLC, by Timothy Kaus, of 25163 Spring Valley Rd, Shannon, Illinois, 61078, (the "Lessor") and the Lessee, listed above, collectively known as the "Parties". The Parties hereby agree as follows:

Terms and Conditions

1. Term

Lessor hereby leases to Lessee the storage space located at 601 West Olympic, Lanark, Illinois, 61046 or 21-77R Lake Carroll Blvd. Lanark IL 61046 (the "Premises"). The Lease will start on the ___date listed above. This Lease shall then continue the same terms until such time as it is terminated by either party.

2. Rent

Lessee agrees to pay the amount listed above as rent in advance on the agreed upon day of each month to Lessor, or their agent, by mail or in person to Lessor, of agent at the respective and noted addresses above. Upon receiving any payment of storage space rent in cash Lessor agrees to issue a receipt stating the name of the Lessor, the amount of rent paid, the designation of the storage space and the period for which said rent was paid.

3. Termination

Either party may terminate this lease by providing 30 days written notice to the other party. Any such notice shall be directed to a party at the party's address as listed on the Lease.

4. Use of Premises

Lessee will use the Premises exclusively for the storage of Lessee's possessions. Lessee understands that the use of electricity for refrigerators, freezers or other appliances is not permitted. Lessee may not store or dispose of any property outside of the Premises. Lessee shall not use the Premises for any illegal or otherwise prohibited activities.

5. Dangerous or Illegal Materials

Lessee shall not keep or have on or around the Premises any item of a dangerous, flammable, or explosive nature that might unreasonably increase the risk of fire or explosion on or around the Premises or that might be considered hazardous by any responsible insurance company. Lessee shall not keep or have on or around the Premises any illegal items, material or substances.

6. **Security and Liability**

Lessee understands that the Lessor does not provide any security system for the Premises. Lessee's possessions will occupy the Premises entirely at the risk of the Lessee. Lessor is not responsible for carrying any insurance covering Lessee's possessions. Lessee should, at their own expense, obtain insurance for the possessions stored at the Premises. Lessee releases Lessor from any loss, damage, claim or injury resulting from and causality on the Premises. Lessee understands and agrees that the Lessee accepts full responsibility for any and all personal injuries or any other damages that may occur during use of the storage space, regardless of the reason. Further, Lessee agrees that Lessor, and all associated owners, agent and employees be held harmless for any and all injuries and damages occurring inside or outside of the Premises.

7. **Maintenance**

Lessee will, at the Lessee's sole expense, keep and maintain the Premises in good, clean and sanitary condition during the term of this Lease and any renewal thereof. Lessee will promptly advise Lessor if the Premises need any maintenance or repair. Lessee will be responsible for clearing ice and snow 4 ft. in front of Premises.

8. **Assignment and Sublease**

Lessee shall not assign or sublease any interest in the Lease.

9. **Governing Law**

This Lease shall be governed by the laws of the State of Illinois.

10. **Entire Agreement**

This Lease contains the entire agreement of the parties, and there are no other promises or conditions in any other agreement whether oral or written concerning the subject matter of this Lease. This Lease supersedes any prior written or oral agreements between the parties.

11. **Amendment**

This Lease may not be modified or amended in writing if the writing is signed by the party obligated under the amendment.

12. **Waiver of Contractual Rights**

The failure of either party to enforce any provision of this Lease shall not be constructed as a waiver or limitation of that party's right to subsequently enforce and compel strict compliance with every provision of the Lease.

IN WITNESS WHEREOF, this Lease has been executed and delivered in the manner prescribed by law as of the effective date written above.

KTK Lanark Rentals, LLC By: Timothy Kaus

Date

Lessee

Date