

STATE OF MISSOURI  
COUNTY OF IRON

**D & M SELF STORAGE**  
1306 N. Hwy 21 • Ironton, MO 63650

(573)546-1902  
(314)971-3422

**RENTAL AGREEMENT**

This Rental Agreement made between D&M Self Storage a company doing business in Iron County, Missouri, hereinafter called "LESSOR"; and \_\_\_\_\_

SS# \_\_\_\_\_ DL# \_\_\_\_\_  
hereinafter called "LESSEE", witnesseth:

Lessor does hereby demise and lease unto Lessee room# \_\_\_\_\_ size \_\_\_\_\_ in a building known as D & M Self Storage, Ironton, Missouri (the "demised premises"), to be used as a storage room for storing personal property (explosive and highly flammable material and goods not accepted), to have and to hold for a period of months, beginning on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, Lessee paying unto Lessor the sum of \$ \_\_\_\_\_ per month, payable on the first of each month in advance to Lessor at 1306 N. Hwy 21, Ironton, MO 63650 as rent for the use of said premises.

1. He will not use the demised premises for an unlawful purpose; that he will pay the rent each month as it becomes due; that he will keep the demised premises in good condition (usual wear and depreciation excepted); that he will not store explosive or highly inflammable material or goods on the demised premises.
2. Lessee will at his expense obtain insurance on the property stored on the demised premises, and that Lessor shall not be responsible for any damage or loss of said property caused by fire, water, theft, leakage, rodents, or from any hazard or cause whatsoever; that the Lessee shall forfeit and waive any right of action that he may later acquire against the Lessor for loss or damage to his property where such loss is caused by fire or any of the hazards insured by the standard extended coverage endorsement that arises out of or is connected with the leasing of the demised premises.
3. Lessor shall have the right to enter the demised premises at reasonable times for the purpose of inspecting the condition thereof.
4. In addition to such liens and remedies provided by law to secure and collect rent, Lessee hereby grants Lessor a lien and security interest upon all of Lessee's property, now or at any time hereafter stored on the demised premises, and in case of default in the payment of said rent by Lessee, Lessor is authorized to seize and take possession of said property and place Lessor's lock on the door of the demised premises, and after due notice to Lessee as provided herein, if the rent is not paid within the time specified on said notice, sell the property at public or private sale, according to the notice given, for the payment of said rent, and from the proceeds of such sale may be applied by Lessor against his lien, including the reasonable cost of such sale.
5. Lessor has the right to put notice in and advertising paper of named property lessee for contents to be sold at a specified place and time if rent is paid within 30 days of due date of contract. Lessee has the right to pay up rent until day of sale.
6. If said rent is not paid within 7 days of the specified rent due a \$10.00 late charge per month will be added to the amount due.
7. If said rent is not paid by 10 day of the specified due date a lock will be placed on unit and a \$15.00 lock removable fee will be added to the amount due.
8. Should Lessee hold over and retain possession of the demised premises after the expiration of his lease, his occupancy of the demised premises shall be as a tenant from month to month, and that all the covenants and conditions contained herein shall continue in full force and effect so long as Lessee holds over and retains possession of the demised premises.
9. In the event of breach of any of the foregoing covenants and conditions by Lessee, Lessor may, at the option of Lessor, terminate this lease. Rental to be used only for storage. Refund of deposit only, after unit is swept and inspected!
10. Lessee shall only affix one (1) lock on said unit. If additional locks are on unit, Lessor may remove excess locks at their discretion.
11. 15 Day vacate notice required.
12. \$35.00 charge on all returned checks.
13. Fee. Concurrently with the execution of this Rental Agreement, Tenant shall pay to Lessor ~~0~~ as a nonrefundable new account administration fee.

**WE DO NOT CARRY INSURANCE.**

Witness our hands in duplicate this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

By: \_\_\_\_\_  
"LESSOR" D & M SELF STORAGE

By: \_\_\_\_\_  
"LESSEE"

Deposit \_\_\_\_\_

Street \_\_\_\_\_

First Month \_\_\_\_\_

City \_\_\_\_\_ St. \_\_\_\_\_ Zip \_\_\_\_\_

Other \_\_\_\_\_

Phone: \_\_\_\_\_

Total \_\_\_\_\_