310 SELF STORAGE 985-331-8001 _____ **UNIT NO.**
P.O. BOX 1884, LAPLACE, LA 70069 _____ **1ST MONTH PRORATED RENT**
SELF STORAGE UNITS _____ **SECURITY DEPOSIT**
& CLIMATE CONTROLLED SELF STORAGE _____ **PREPAID RENT**
10 DUFRESNE LOOP, LULING, LA _____ **TOTAL DUE**

STATE OF LOUISIANA
PARISH OF ST. CHARLES

This lease agreement is made between 310 Self Storage, LLC a company doing business in St. Charles, Louisiana, hereinafter called Lessor and/or "Owner" and_____

_____

hereinafter called Lessee, witnesseth: That Lessor does hereby demise and lease unto Lessee Space No._____in a building known as 310 Self Storage, 10 Dufresne Loop, Luling, LA 70070, to be used as a storage space to have and to hold on a month to month basis beginning on the_____ day of _____, _____. Lessee yielding and paying unto Lessor, at his below address, the sum of $_____ per month plus the amount of any tax (except income tax) imposed upon any amount of rental by the above named state in which such premises are located and any of its political subdivision and including any county, city, or municipality, payable each month in advance and without demand as rent for the use of said premises. Rent for the 1st month shall be prorated and thereafter all rental shall become due on the 1st day of each month, in advance and without demand, and the rental term shall be on a calendar moth basis. All terms of this agreement, including rental rate, other charges and conditions of occupancy are subject to change upon thirty (30) days prior written notice of Lessee.

Lessee expressly agrees and with the Lessor that ALL PROPERTY KEPT, STORED, OR MAINTAINED ON THE PREMISES BY LESSEE SHALL BE AT LESSEE'S SOLE RISK. Lessor is not a warehouseman engaged in the business of storing goods for hire but is merely leasing space to Lessee. LESSOR SHALL NOT BE LIABLE FOR PERSONAL INJURIES OR PROPERTY DAMAGE OR LOSS FROM THEFT, VANDALISM, FIRE, EARTHQUAKE, FLOOD WATER, LEAKAGE, WIND, RAIN, DAMPNESS, EXPLOSION, TEMPERATURE CHANGE, FREEZING, HUMIDITY, VERMIN, INSECTS, RODENTS, DAMAGE TO OR COLLAPSE OF BUILDINGS, OR ANY OTHER CAUSES WHATSOEVER EXCEPT FOR LOSSES OCCASIONED BY THE WILLFUL ACTS OR GROSS NEGLIGENCE OF THE LESSOR, AND THEN ONLY UP TO A MINIMUM OF ONE HUNDRED ($100.00) DOLLARS. PROPORTIONATELY GREATER RENTAL RATES MUST BE PAID IN ADVANCE IF THE LESSOR AND LESSEE MUTUALLY AGREE IN WRITING, TO SET LARGER LIMITS OF LIABILITY UPON THE LESSOR. Lessor is not obligated to furnish any security guards, burglar alarms, surveillance devices or other security; If Lessor is providing of these items Lessor makes no warranty as to their effectiveness or in their continued use. LESSOR CARRIES NO INSURANCE IN WHICH IN ANY WAY HE COVERS ANY LOSS WHATSOEVER THAT LESSEE MAY HAVE OR CLAIM BY RENTING THE STORAGE SPACE. LESSOR STRONGLY RECOMMENDS THAT LESSEE SECURE HIS OWN INSURANCE to protect himself and his property against all perils. Any insurance may be carried by Lessor or Lessee against any loss or damage to their property on the premises shall be for the sole benefit of the party carrying such insurance. Each party hereby waives its right and the right of its insurer of subrogation against the other party.

LESSEE EXPRESSLY AGREES TO THE FOLLOWING SPECIFIC TERMS AND CONDITIONS GOVERNING USE OF THE ABOVE DESCRIBED SPACE:
1) Lessee agrees that he will not store property other than his own, except where Lessee is authorized agent of the actual owner and is authorized by the actual owner to sign this lease on his behalf;
2) Lessee agrees not to use this space for any unlawful purpose;
3) Lessee agrees not to commit waste, nor alter, nor affix signs on the space, and to keep the space in good condition during the terms of this agreement;
4) Lessee agrees not to use this space for residential purposes;
5) Lessee agrees not to burn any trash or other movable property on Lessor's property;
6) Lessee agrees to be responsible for Lessee's own trash and garbage removal;
7) Lessee agrees not to store any explosives, highly inflammable materials, goods or substances, corrosive, hazardous or toxic materials, good or substances or any other materials, goods or substances which would cause Damage or contamination to the space. For the purpose of this Agreement, a hazardous, toxic, inflammable or corrosive material, goods or substances is one which has been classified or defined by the Environmental Protection Agency (EPA) as hazardous, toxic, corrosive or inflammable.
8) Lessee will not use any electrical outlets for any purpose other than lighting and will turn off all lights upon leaving the premises;
9) Lessee upon vacating will leave the premises in "broom clean" condition;
10) Lessee shall not have the right to assign or to give any other person or entity the right to use premises without the written permission of the Lessor;

THIS AGREEMENT SPECIFICALLY FORBIDS THE STORAGE OF THE AFOREMENTIONED MATERIALS, GOODS OR SUBSTANCES, UPON THE SIGNING OF THIS AGREEMENT.. LESSEE ASSUMES AND ACCEPTS FULL AND COMPLETE RESPONSIBILITY FOR THE REMOVAL, RENOVATION AND/OR RECOVERY OF THE ABOVE DESCRIBED SPACE AND ALL OTHER SPACES IN THE SELF-STORAGE FACILITY WHICH HAVE BEEN DAMAGED OR CONTAMINATED AS A RESULT OF LESSEE HAVING STORED ANY HAZARDOUS, TOXIC, INFLAMMABLE OR CORROSIVE MATERIALS, GOODS OR SUBSTANCES IN LESSEE'S SPACE, INCLUDING BUT NOT LIMITED TO ANY REASONABLE COSTS OR COLLECTION OF ATTORNEY'S FEES, COURT COSTS AND OTHER EXPENSES INCURRED BY LESSOR ASSOCIATED WITH THE COST OF ENFORCING THIS AGREEMENT.

Lessee agrees that the space and the premises are now in good condition and suitable for the purpose to which it is leased. Lessee shall permit the Lessor to inspect the contents of the Space in the presence of the Lessee at any reasonable time Lessor shall notify the Lessee in writing at least 72 hours in advance of Lessor's intention to exercise Lessor's right to inspect the contents of this Space. Lessee will make no alterations or additions to the space without the advance written consent to the Lessor, and the Lessee will have no power to subject the premises to any privileges. Any alterations or additions or fixtures shall be made at Lessee's sole cost and shall become the property of Lessor at termination of this agreement. However, Lessor will have the right to compel Lessee, at Lessee's sole cost to remove any alterations, additions or fixtures and to return the space to the condition it was in as of the date of this Agreement.. At the end of the Agreement term, Lessee shall repair and restore the interior of said space to its original condition except for normal wear and tear. At any time upon demand by Lessee, Lessor will repair any damage to the space or spaces electrical lights, fixtures or appliances, if any. Lessor will not be liable to Lessee for any interruption of utility service.

Lessor hereby expressly grants to the owner permission to give to any Law Enforcement Officer or Agent, State or Federal upon request any information contained in this Agreement, including but not limited to the Lessee's name, last known address and the description the contents of the space contained in this Agreement. Lessee agrees to hold Lessor harmless for any claim Lessee may have against any Law Enforcement Agency, Officer or Agent, State or Federal , arising out of any search seizure, inventory, inspection, repossession or other action taken by said Law Enforcement Agency, Officer or Agent in regards to said space. It is expressly agreed that owner assumes no responsibility for the actions of any Law Enforcement Agency, Officer or Agent, that may breach any right Lessee may have arising under any State or Federal Law.

Owner shall not be liable to Lessee or Lessee invitee, family, employees, agents or servants for any personal injuries or damage to personal property caused by any act or negligence of any person on said premises other than the Owner and the agents, servants, and employees of Owner. Lessee hereby agrees to indemnify and hold harmless the owner from and against any and all claims for damages to property or personal injury and cost including attorney's fees arising from Lessee's use of the premises, or from any activity, work, or things done, permitted or suffered by Lessee in or about the premises.

Should any of Owner's employees perform any services for Lessee at Lessee's request, such employees shall be deemed to be agents of Lessee, regardless of whether payment for such services is made or not, and Lessee agrees to hold Owner harmless from all liability in connection with such services performed by employees of Owner.

In the event that Occupant files a voluntary petition in bankruptcy, or suffers a petition in involuntary bankruptcy to be filled against him, or make an assignments for the benefit of creditors, or is placed in receivership, or is the subject of any other type of legal action wherein the right to use an d occupancy of the demised premises in an issue, then at the option of Owner, this lease shall terminate and Lessee shall thereafter have no tight, title or interest in or to any of the demised premises.

Time is of the essence in the performance of this agreement and in the payment of each and every installment of rent and charges herein covenanted to be paid. If any rent or charge shall be due and unpaid, or if Lessee shall fail or refuse to perform any of the covenants, conditions or terms of this agreement, Lessee shall be conclusively deemed in default in the performance of this Agreement. And further that in addition to such liens and remedies provided by law to secure and collect rent and cumulative therewith, Lessor is hereby given a lien upon Lessee's property, now or at any time hereafter stored on a said premises. This agreement shall constitute a security agreement with respect to the contents of the leased premises and a security interest shall attach thereto for the benefit of, and is hereby granted by the Lessee to, the Lessor to secure the payment and performance of Lessee's obligations under this agreement. Lessor may, in addition to all other rights or remedies it may have in the event of default, exercise any right or remedy with respect to the collateral which it may have under the Uniform Commercial Code or otherwise.

In the case of default by the Lessee, the Lessor may (a) terminate this agreement and/or (b) SEIZE AND TAKE POSSESSION OF THE LEASED SPACE AND ITS CONTENTS, including breaking lessee's lock and placing Lessor's lock on the door of said space. At anytime after 10 days from giving notice of default to Lessee, as provided herein, the Lessor at its option, may (a) retain the contents as its own property and thereby terminated this agreement or (b) SELL SAID CONTENTS AT PUBLIC OR PRIVATE SALE FOR PAYMENT OF AMOUNT DUE Lessor and thereby terminate this agreement. Such notice shall be in writing and sent by certified or registered letter to the Lessee at the address indicated below or at such address as the Lessee shall hereafter designate in writing to Lessor. The notice shall be deemed given to lessee when deposited in the United States mail, postage prepaid. It shall be the duty of the Lessee to furnish the Lessor, in writing, any change of address by certified mail, return receipt requested postage prepaid. The Lessor is under no obligations to produce any amount of money more than necessary to pay his lien, including accrued and unpaid rent, charges, appraisal, moving, storage and expenses of collection, re-entry and sale. The balance, if any, of such proceeds shall on written demand of Lessee to Lessor be returned to Lessor. Notwithstanding anything to the contrary herein Lessee expressly grants to Lessor the right of disposition, disposal and destruction of any personal property including but not limited to, all papers, pictures and documents. Notwithstanding any re-entry, seizure for taking possession under the agreement by Lessor, at the liability of Lessee shall be personally liable for, and the personal property located in Lessee's space shall be subject to a lien for, all rents, charges to the date of termination of this agreement, damages for the breach of this agreement, court costs, attorney's fees, expenses incurred for the removal and/or disposition, disposal or destruction of personal property and any costs of repair.

In the event the Lessor takes possession of the leased space as previously described, it is expressly agreed that rent shall continue until paid or until termination of the agreement by the Lessor. Any property which shall remain on the premises after the expiration of termination of this lease shall be deemed to have been abandoned and either may be retained by Lessor as tits own property or sold as provided for above. Unless the Lessee has given written notice to Lessor, Lessee agrees that any of the following conditions will constitute an abandonment of the space and the premises by the Lessee: If all movable property is removed from the space and the Lessee has removed his lock from the space; If all movable property is removed from the space and Lessee has failed to pay the monthly rental when due; If the Lessee has removed his lock from he space and has failed to pay his monthly rental when due; Upon expiration of the Rental period if Lessee fails to pay the monthly rental and Lessor determines that the space is empty or that the Lessee has removed his lock.

Notwithstanding any statutory terms or restrictions the contrary, if the Lessee fails to pay any rental payment on the day it is due or if any check given in payment is dishonored for any reason, Lessee expressly grants Lessor the absolute right to deny the Lessor access to the premises and/or space WITHOUT PRIOR NOTICE to the Lessee and by any means necessary including but not limited to placing a lock on the door of the space.

In the event any action be instituted or other proceedings taken to enforce any term, covenant or condition herein contained, Lessee shall pay Lessor's reasonable attorney's fees, costs and expenses in connection therewith. All of the provisions hereof shall apply to, bind and by obligatory upon the heirs, assigns, executors, administrators, representatives and successors of the parties hereto; Lessee agrees to abide by the various rules and regulations for the premises as posted and as modified from time by the Lessor.

If any part of this agreement for any reason is declared invalid, such decision shall not affect the validity of any remaining portion, which remaining portion shall remain in force and effect as if this agreement had been executed with he invalid portion thereof eliminated.

This agreement constitutes the whole and entire agreement between the parties hereto and no representations, inducements or agreements, written or oral, not embodied herein shall be binding on either party hereto.

IT IS AGREED BY LESSOR AND LESSEE: RENT: DUE ON 1ST OF MONTH; LATE CHARGE: $10.00 AFTER 10TH OF MONTH; $25.00 CHARGED ON ALL NSF CHECKS; 60 DAYS AFTER NONPAYMENT OF RENT CONTENTS WILL BE DISPOSED OF.

310 SELF STORAGE, LLC

BY: _____

REMIT PAYMENT TO:
310 Self Storage, LLC C/O CORPORATE REALTY
1706 CANNES DR., LAPLACE, LA 70068
(985) 653-7368

_____
LESSEE

_____
ADDRESS

_____
CITY, STATE, ZIP

_____PHONE

310 SELF STORAGE
RECEIPT OF DEPOSIT & TENANT GUIDELINES

Thank you for renting with us at 310 Self Storage. To insure that your storage experience is a pleasant one, we ask that you please observe the following guidelines:

1. Office hours: 9:00 am – Noon Monday – Saturday; Please call 985-331-8001
2. Gate hours: 24 hr. access available
3. Rent payment: Due on the 1st of each month. Please make check payable to 310 Self Storage, LLC . Place the number of your unit on your check or money order.
4. Late Fees: $10.00 will be added to all payments received after the 10th of the month.
5. Change of Address: Please advise the rental office of any change of address or New phone number that you may have.
6. Access: If payments are not received on time, access will be denied until all charges are paid.
7. **Insurance: Contents are stored at your own risk. It is recommended that you obtain your own insurance on the contents stored in your unit.**
8. Locks: Please furnish your own lock. Units must be secured within 24 hours.
9. **Vacating: Please let the rental office know when you have vacated your unit. Remove All items from the unit – all trash MUST be removed from premises. Remove your lock. If unit is not left in the condition in which it was received your deposit will be forfeited and tenant will be billed for any additional cost of cleaning and/or repair.**

WE APPRECIATE YOUR BUSINESS!

Date of Lease_____
Unit Number_____
Unit Size_____
Next Rent Due_____

1st Month Rent_____
Additional Rent_____
Security Deposit_____
Total Received_____ Check NO._____

Tenant Information:

Tenant Name_____

Address_____

Home Phone_____ Work phone_____

DL/ID No._____ State_____

Email:_____

I acknowledge that I have received a copy of the Rules and Recommendations of 310 Self Storage, LLC

Tenant Signature_____

Received By:_____