

RAMSEY MINI STORAGE
 6100 Bunker Lake Boulevard,
 Ramsey, MN 55303
 (763) 433-9000
 info@ramseyministorage.com

This Agreement dated _____, 20____, is between you and HASSAN PROPERTIES PARTNERSHIP, LLC & SKKW, LLC, doing business as RAMSEY MINI STORAGE, and hereafter referred to as RAMSEY MINI STORAGE. It is a legal contract, and if you have any questions, you should consult an attorney before signing. By signing below, you agree to the terms on the front and back of this Agreement.

1. **TERMS.** For the payments you make to RAMSEY MINI STORAGE, you will be allowed to use a Unit located at the RAMSEY MINI STORAGE property at **6100 Bunker Lake Boulevard, Ramsey, MN 55303** or **740 Bunker Lake Blvd, Anoka, MN 55303**.

YOUR UNIT NO.	_____	MONTHLY PAYMENT	\$ _____
APPROX. SIZE	_____	DEPOSIT (includes key)	\$ <u>\$30.00</u>
PAYMENT DUE THE	_____	ADMINISTRATION FEE	\$ <u>\$10.00</u>
YOUR LEASE NO.	_____	PAYMENT RECEIVED	\$ _____
CODE NO.	_____		

2. **INSPECTION.** By signing below, you acknowledge that you have inspected your Unit and that you accept it in an AS-IS CONDITION.

3. **CANCELLATION.** If you want to cancel this AGREEMENT, you must notify RAMSEY MINI STORAGE in writing at least thirty (30) days before the day of the month that your payment is due. Unless you cancel this Agreement, you agree to make your monthly payment for next month. RAMSEY MINI STORAGE rents space on a month to month basis, and will prorate your first (1st) months rent if not leased on the first or last day of the month, from there on rent will be due on the first (1st) day of each month. There is NO PRORATION of rent if you vacate your unit before your next due date.

RAMSEY MINI STORAGE may cancel this AGREEMENT by giving you thirty (30) days written notice. RAMSEY MINI STORAGE may also change the terms of this AGREEMENT by providing you thirty (30) days written notice before the effective date of any changes.

4. **LATE PAYMENT.** If RAMSEY MINI STORAGE does not receive your monthly payment within five (5) days of the due date each month, you agree to pay a LATE CHARGE OF **\$15.00** If payment is not received after twenty (20) days, you agree to pay an additional LATE CHARGE OF **\$15.00** If you do not pay the late charge(s), you will be in Default of this AGREEMENT and a lock override will be placed on the storage unit. The lock override will be removed the next business day after receipt of cash or credit card payment. **All past-due balances must be paid by cash, credit card, money order, or certified check.**

5. **RETURNED CHECKS.** You will be charged Thirty Dollars (\$30.00) for each check returned to RAMSEY MINI STORAGE by your bank. If your account has a total of three returned checks due to non-sufficient funds ("NSF"), all future payments must be made via cash, credit card, money order, or certified check.

6. **DEPOSIT.** If you do not Default on this Agreement, and provide the correct cancellation notice with forwarding address, RAMSEY MINI STORAGE will return your deposit to you within twenty-one (21) days after you remove your property from your Unit and return the unit key. If you damage, dirty or alter your Unit or if you do not remove all items from the Unit, you understand that RAMSEY MINI STORAGE will retain as much of your Deposit as is necessary to clean and dispose of items within the Unit, repair any damage to the unit, or restore the Unit. Unit must be left in a broom-clean condition.

7. **YOUR RISKS.** By signing below, you acknowledge that you have been told and that you understand that **RAMSEY MINI STORAGE IS NOT RESPONSIBLE FOR LOSS, PERSONAL INJURY, DAMAGE OR THEFT TO PERSONAL PROPERTY STORED IN YOUR UNIT** unless by the negligence of RAMSEY MINI STORAGE. For example, RAMSEY MINI STORAGE is not responsible for injury or property damage resulting from fire, explosion, rodents, water, gas, or any force of nature. You also understand that RAMSEY MINI STORAGE does not provide insurance to cover any loss, damage, or theft of property stored in your Unit. This includes losses caused by water, fire, pests, or any other reason. **If you want the property stored in your Unit insured, you must obtain insurance yourself.** You also agree to be responsible for locking your Unit. If the property you store in your Unit is lost, damaged, or stolen, you agree not to make any claim or sue RAMSEY MINI STORAGE for the damage or loss. If you cause damage to your Unit or any other Unit or the property of RAMSEY MINI STORAGE, you agree to pay for the damage. RAMSEY MINI STORAGE shall not be liable to any party for any special, incidental or consequential damages arising under or in connection with this agreement.

Initial **IMPORTANT**

____ A. All rent is due on the 1st day of each month. (See paragraph #1)

____ B. You must notify the manager 30 days in advance of your due date before vacating, or you will be responsible for an additional full month's rent. (See paragraph #3)

____ C. A late fee is charged after 5 days of continuous non-payment of rent. (See paragraph #4)

____ D. A returned check fee of \$30.00 is charged to you on all returned checks. (See paragraph #5)

____ E. It is your responsibility to carry insurance on the stored items (See paragraph #7). Check with your homeowner's policy.

____ F. Security deposit refund is subject to the return of the key.

____ G. RAMSEY MINI STORAGE has a lien on all goods stored by you for payment of past due rent and fees. (See paragraph #9)

Name (Please Print)

Address

City State Zip Code

Home Phone Business Phone

Soc. Sec. No. Driver's License No.

E-Mail: D.O.B.

Alternate Names

How did you hear about us?

How far do you live from this facility?

City State Zip Code

Home Phone Business Phone

BY MY SIGNATURE BELOW, I AGREE TO FOLLOW THE TERMS AND CONDITIONS OF THIS AGREEMENT. I FURTHER ACKNOWLEDGE THAT I HAVE RECEIVED A COPY OF THIS AGREEMENT AND THAT I HAVE READ ITS ENTIRE CONTENTS (BOTH FRONT AND BACK), AND THAT I FULLY UNDERSTAND ALL TERMS AND CONDITIONS.

By: _____ Its: Facility Manager/Authorized Agent
 RAMSEY MINI STORAGE

Signature

- 8. RULES.** By signing this Agreement, you agree to follow these Rules:
- a) You agree to use your Unit for storage only, and you agree to enter the RAMSEY MINI STORAGE property only to load and unload property stored in your Unit.
 - b) You agree to enter the RAMSEY MINI STORAGE property only during hours posted at the office.
 - c) You agree you will not store explosives, containers of inflammable material, hazardous or toxic wastes, live or perishable goods, illegal property, or anything that makes noise or requires power in your Unit.
 - d) You agree to allow RAMSEY MINI STORAGE into your Unit in the event of emergency, including when required by the police or fire department. You also agree to allow RAMSEY MINI STORAGE into your Unit to make repairs or changes to your Unit. You also agree to allow RAMSEY MINI STORAGE to move your property from your Unit to another Unit of the same size. You also agree that RAMSEY MINI STORAGE may enter your Unit by force if necessary, including in the event of your Default.
 - e) You agree to immediately notify RAMSEY MINI STORAGE in writing if you change your mailing address or if any of the other information on the front of this Agreement changes.
 - f) You agree to keep and leave your Unit clean, and you understand that if you do not, RAMSEY MINI STORAGE can charge a cleaning fee adequate to clean your Unit.
 - g) You agree not to alter, damage, or make any changes to your unit without the approval of RAMSEY MINI STORAGE.
 - h) You agree not to allow anyone else to store property in your Unit unless you tell RAMSEY MINI STORAGE in advance and in writing.
 - i) You agree not to store any property in your Unit that has a value over \$10,000.00 unless RAMSEY MINI STORAGE allows you to do so in writing.
 - j) You agree to reimburse RAMSEY MINI STORAGE for any loss or damage that you caused as a result of your use of the premises.
 - k) You agree not to connect heaters, freezers or refrigerators to electric outlets. Electricity can be cut off at any time and is not provided on a 24-hour basis.
 - l) You agree to remove all trash and unwanted items from your storage space upon cancellation, and not to put unwanted items in unrented spaces. You are responsible for off-site disposal of all unwanted items.
 - m) You are responsible to keep your unit locked at all times.
 - n) Rules and Regulations may change from time to time. Current rules are posted in the office and shall become a part of this Agreement.
- 9. (A) DEFAULT.** By signing this Agreement you understand that you will be in Default of this Agreement if you:
- 1) Do not make your monthly payment for rent and late charges within 15 days after they are due, or you
 - 2) Violate any of the Rules; or you
 - 3) Damage or change your Unit; or you
 - 4) File bankruptcy; or you
 - 5) Abandon your property.
- (B) IF YOU DEFAULT, RAMSEY MINI STORAGE OBTAINS A LEGAL CLAIM OR LIEN ON ALL PROPERTY STORED WITHIN YOUR UNIT OR ELSEWHERE ON THE PREMISES AND YOU AGREE RAMSEY MINI STORAGE CAN DO ANY OR ALL OF THE FOLLOWING:**
- 1) Lock you out of your Unit; and / or
 - 2) Sue you for missed payments and late charges; and / or
 - 3) Recover from you legal fees and expenses and costs of recovery paid by RAMSEY MINI STORAGE because of your Default(s). This would include inventory of your unit (\$75.00) and publication notices (\$35.00).
- (C) IF YOU CONTINUE IN DEFAULT, YOU AGREE THAT RAMSEY MINI STORAGE CAN DO THE FOLLOWING:**
- 1) Remove your property by force from your Unit; and / or
 - 2) Sell your property at a public or private sale;
- (D) IF RAMSEY MINI STORAGE REMOVES YOUR PROPERTY BY FORCE OR SELLS YOUR PROPERTY:**
- 1) Notice will be sent to your last known address and to the alternate's address by RAMSEY MINI STORAGE; and
 - 2) You will be allowed to reclaim your property from RAMSEY MINI STORAGE before the sale by paying your bill in full, and
 - 3) If you do not reclaim your property, RAMSEY MINI STORAGE will sell your property and will apply the money received from the sale of your property to your bill, including missed payments, late charges, charges for cleaning your Unit and for repairing any damage or changes you made to your Unit and for legal fees and collection costs incurred by RAMSEY MINI STORAGE because of your Default(s), including the cost of sale. In any litigation between parties the prevailing party has the right to recover their costs; and
 - 4) If any amount remains from the money received from the sale of your property after your bill from RAMSEY MINI STORAGE is paid, RAMSEY MINI STORAGE will send it to you at your last known address.
- 10. DISASTER OR CONDEMNATION.** If fire or any other disaster makes the mini storage facility or your Unit unsuitable or the entire facility is condemned, this Agreement will be canceled. Any unused rent will be refunded to you. If premises are partially condemned by legal proceedings or partially destroyed, RAMSEY MINI STORAGE will decide whether to end this Agreement or to continue the Agreement for the portion of the facility which is still usable.
- 11. NOTICE.** You may serve any notice to RAMSEY MINI STORAGE on the manager of the storage facility during regular business hours at the address listed on page one of this Agreement.
- 12. SENTIMENTAL VALUE OF PROPERTY.** You acknowledge that RAMSEY MINI STORAGE has not been advised as to the type, nature or value of the property you will store. You agree not to store jewels, heirlooms, artworks, collectibles or other irreplaceable items that have special or sentimental value to you in the storage space. You waive any claim for sentimental value or for your emotional attachment to the property that is placed in your storage unit.
- 13. GENERAL PROVISIONS.** This lease does not create any Agreement between RAMSEY MINI STORAGE and you other than that of lessor and lessee. RAMSEY MINI STORAGE may take legal action against your property if you default, even if RAMSEY MINI STORAGE has not exercised its right to take legal action because of prior defaults by you. This lease can not be assigned or transferred to anyone, by you, without the written approval of RAMSEY MINI STORAGE. You hereby agree to indemnify and shall hold harmless, (including reasonable attorney's fees) RAMSEY MINI STORAGE and its employees against all liability to any parties arising from your negligence or willful misconduct on RAMSEY MINI STORAGE's property. If any portion of this lease is illegal or invalid, the remaining parts are valid and enforceable. Paragraph headings found in this Agreement are solely for convenience of reference and have no legal significance. This Agreement will be controlled by the laws of the State of Minnesota. This agreement compromises our entire understanding with respect to this subject matter and shall supersede all other prior written or oral agreements.

IMPORTANT NOTE: *Be aware that pest control products may be in use, please supervise children and pets. Also be aware if a storm holding pond is located on site you are responsible for preventing children from approaching those ponds.*

*Hassan Properties Partnership, LLC & SKKW, LLC are located at:
10907 93rd Avenue North, Maple Grove, MN 55369
Phone: (763) 425-2002 • Fax: (763) 425-6428*