

LEASE for Near Me Real Estate, LLC - STORAGE FACILITY

Unit: _____ Personal Gate Code: _____

Property: **Near Me Storage 15355 Highway 66, Sapulpa, OK 74066**

Tenant Name: _____

Address, City, State, Zip: _____

Home Phone: _____ Cell Phone: _____

Debit/Credit Card: _____ Exp. Date: _____ Sec. Code: _____

1. TERM: The primary term of the Agreement shall commence on _____, and shall end at 5 p.m. on the last day of the same month. Upon expiration of this primary term, this Agreement shall automatically renew month-to-month unless either party gives written notice of termination at least 15 days before the Lease Contract term or renewal period ends, or unless all parties sign another Lease Contract.

2. RENT: (CIRCLE ONE)

SMALL UNIT: (5' x 10') is **\$ 50.00** / month

LARGE UNIT: (10' x 20') is **\$ 95.00** / month

OUTDOOR PARKING: \$45.00 / month

DUE: on the **1st** of each month; **LATE:** after the **5th** of the month. A **\$25.00 late fee** will be assessed if not paid on or before the **5th**.

After 30 days, the owner retains the right to enter the rental unit and remove items to recover past due rent

3. SECURITY DEPOSIT: The tenant shall deposit **\$30.00** with the owner before storing items in the unit as a security deposit. The **owner will return the deposit to the tenant after the lease ends**, as long as there is no damage and the unit is cleaned completely out. This will occur on the next business day after inspection has been made.

4. MISCELLANEOUS: The property shall be for storage only and for no other purpose without written consent of the owner. The tenant may not sublease the property. The owner agrees to maintain the building in good repair. The tenant shall give the owner notice of repairs needed. Owner assumes no risk of loss or liability. The tenant will provide his own lock and assume all risk and liability of stored items. Tenant provides own renters insurance. The tenant agrees to vacate the property at the end of the lease in as good condition as when it was rented with exception for normal wear and tear.

5. AGREEMENT TO ARBITRATE: If a dispute arises between you and us, either may choose to resolve the dispute by binding arbitration, as described below, instead of in court. Any claim (except for a claim challenging the validity or enforceability of this arbitration agreement, including the Class Action Waiver) may be resolved

by binding arbitration if either side requests it. This includes claims and disputes relating to any other Account or agreement you have or had with us. THIS MEANS IF EITHER YOU OR WE CHOOSE ARBITRATION, NEITHER PARTY SHALL HAVE THE RIGHT TO LITIGATE SUCH CLAIM IN COURT OR TO HAVE A JURY TRIAL. ALSO DISCOVERY AND APPEAL RIGHTS ARE LIMITED IN ARBITRATION. **CLASS ACTION WAIVER.** ARBITRATION MUST BE ON AN INDIVIDUAL BASIS. THIS MEANS NEITHER YOU NOR WE MAY JOIN OR CONSOLIDATE CLAIMS IN ARBITRATION BY OR AGAINST OTHER TENANTS, OR LITIGATE IN COURT OR ARBITRATE ANY CLAIMS AS A REPRESENTATIVE OR MEMBER OF A CLASS OR IN A PRIVATE ATTORNEY GENERAL CAPACITY. Only a court, and not an arbitrator, shall determine the validity and effect of the Class Action Waiver. Even if all parties have opted to litigate a claim in court, you or we may elect arbitration with respect to any claim made by a new party or any new claims later asserted in that lawsuit. **Your Right to Go To Small Claims Court.** We will not choose to arbitrate any claim you bring in small claims court. However, if such a claim is transferred, removed or appealed to a different court, we may then choose to arbitrate. **Governing Law and Rules.** This arbitration agreement is governed by the Federal Arbitration Act (FAA). Arbitration must proceed only with the American Arbitration Association (AAA) or JAMS. The rules for the arbitration will be those in this arbitration agreement and the procedures of the chosen arbitration organization, but the rules in this arbitration agreement will be followed if there is disagreement.

Tenant signature: _____

Date: _____

Manager signature: _____

Date: _____

Near Me Real Estate
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