

Lakes Region Self Storage
6 Pond Rd., Sidney, ME 04330
Corner of Pond Rd & Rt 27
207 5474789

Unit # _____
License # _____
Date of Birth _____

LEASE AGREEMENT

The lease agreement made this _____ day of _____ year _____
between "Lakes Region Self Storage", located on the corner of the Pond Rd and Rt 27,
Sidney/Augusta, ME (Lessor) and _____
Whose address is _____
And telephone number is (_____) _____ (Lessee) in
consideration of mutual covenants contained therein, Lessor and Lessee agree as follows:

Premises Description, Rental:

Lessor hereby leases to Lessee, and Lessee hereby rents from Lessor Unit # _____
A unit within Lessor's storage facility at the corner of Pond Rd and Rt 27, Sidney/Augusta, ME for the term
of _____.

Commencing on the _____ day of _____ year _____
At the monthly rental of _____ dollars payable in advance on the first day of each month during the
leased term. The rent for partial months shall be pro-rated at the applicable rate and in the event of an initial
partial month the rent shall be paid upon the first day of such month. An additional advance rental amount
as security for future rental accruals in the sum of \$25.00 has been paid on the date of this Agreement.

Purpose of Storage:

The unit shall be used by the Lessee for the storage of _____ and for no other
use or purpose; subject to such rules and regulations presently applicable to such unit or as Lessor may
make during the term hereof respecting such unit and the use thereof. Lessee shall indemnify and hold
Lessor harmless from any claim or cause of action, including the costs and expenses incurred in the defense
thereof, arising out of Lessee's use of said unit. Lessee further represents to Lessor that the value of the
goods to be stored in said unit does not exceed _____ dollars.

Custody and Control of Units of Lessee:

Lessee shall have exclusive control of the unit, its contents, and the lock(s) thereto and Lessee expressly
acknowledges that the within agreement is a contract of lease and rental of space and shall not in any way be
construed by the parties as an agreement of bailment, deposit, or storage. Lessor's only right of access or
entry to such unit shall be in the event of default in rent, as hereinafter provided, or in the event of
emergency or the abatement of nuisance, or the removal of perishable or hazardous good or contraband,
also as hereinafter provided.

Responsibility of Stored Goods:

All personal property placed, moved, or stored in the leased unit by the Lessee or his agents shall be at the risk of the Lessee or owner thereof and Lessee hereby assumes the risk and responsibility for any loss, damage to, or theft of said property and Lessor shall not be liable to the Lessee, or owner, for any injury or damage of such personal property arising from any intentional or negligent act of any other tenant of Lessor's facility or of any other person whomsoever. Lessee agrees that during the term of this Lease and during use and occupancy of said unit, after expiration of the Lease, that he will keep theft and casualty insurance coverage on his property stored within said unit. Lessee shall not be liable to Lessor by right of subrogation or otherwise for any damage to Lessor's facility under any fire and extended coverage insurance which Lessor may time to time carry, whether or not such damage was caused by the negligence of the Lessor or his agents. Lessor shall not be liable to Lessee, by right of subrogation or otherwise for any damage to Lessee's stored goods under any casualty insurance which Lessee may from time to time carry, whether or not such damage was caused by the negligence of Lessor or their agents. Lessee further hereby acknowledges the Lessor's facility and the storage units situated therein are not heated or air conditioned and that rain and moisture may penetrate the metal doors providing access to storage units and Lessee shall take the proper precautions to prevent damage to his stored property due to temperature or humidity fluctuations and/or water damage. Lessor hereby disclaims any liability arising from damage to Lessee's said property as a result of such occurrences.

Access to Premises and Security Lighting:

Lessee shall be entitled to access to his said unit at any time, on a 24 hour basis. Lessor will not honor a written demand, request, warehouse receipt or the like to deliver Lessee's property stored in his unit to any other person than Lessee, due to Lessee's exclusive custody and control over his said unit and Lessor's lack of access to same. Lessor shall provide adequate security lighting to the exterior of Lessor's storage facility during nighttime hours without cost or charge to Lessee.

Perishable or Hazardous goods or Contraband:

Lessee shall not place or keep in his said storage unit any perishable or hazardous goods or explosives, inflammable liquids, contraband or other goods prohibited by law. On Lessee's default in the provisions of the paragraph, this Lease shall forthwith terminate at the option of the Lessor and Lessor may forcibly enter lessee's storage unit and remove the offending property stored therein, without liability therefore. Lessor may further forcibly enter Lessee's said storage unit to abate any nuisance to adjoining units and/or to Lessor's storage facility arising from Lessee's property stored therein. Lessor may accomplish Lessor's rights of entry, as herein provided, in Lessor's sole discretion and without notice to Lessee.

Assignments and Alterations:

Lessee shall not assign this Lease nor sublet the premises or any part thereof nor make any use of the same for any purpose other than as herein contemplated, nor make any alterations or additions to his storage unit without the written consent of Lessor, and any alterations, additional fixtures or improvements which may be made by Lessor, except for removable appliances, materials, and the like shall become the property of the Lessee and remain in Lessor's storage facility at the termination of this Lease. Lessee further hereby acknowledges that the electrical receptacle servicing his said unit is for lighting purposes only and that no other appliance or fixtures shall be connected to the same.

Default in Rental Payment:

In the event of non-payment when due of any installment of rent, access to the unit may be refused to the Lessee until such rent is paid in full. All property remaining in the unit shall be subject to a warehousemen's lien for the amount of rent in arrears as contemplated by Title II Main Revised Statutes Annotage, ss7-209 and may be enforced in the same manner as provided by said statute relating to warehouse storage, generally. Lessor may have access to said unit by cutting or breaking Lessee's lock upon the same for the purpose of enforcing such lien. Alternately, Lessor may place an additional lock on said unit as security for payment of the delinquent rental installments and in that event, Lessee shall be liable to Lessor for the amount of the monthly rent as herein provided during the term of such security process, which rental amounts shall additionally become subject to the lien hereby created.

Positive Identification Required to Rent Space**Compliance with Statutes, Ordinances, etc.:**

Lessee hereby covenants and agrees to comply with and not violate any statutes, ordinances, rules, order or regulations of the United States, the State of Maine, County of Kennebec, and the Town of Sidney/Augusta, ME. which may be applicable to the possession and use of the storage unit(s).

Acceptance of Unit:

Lessee hereby accepts the storage unit in the condition it is in at the beginning of this lease and agrees to maintain said storage unit in the same condition, order and repair as it is at the commencement of this term, excepting usual wear and tear, inevitable accidents and fire due to or caused by the negligence of Lessee, and Lessee further agrees to make good to Lessor immediately upon demand, and damage to electric lights or any fixtures, appliances, or appurtenances or said storage units, caused by an act of neglect of Lessee, or of any person or persons in the employ of or under the control of Lessee.

Tenancy of Expiration:

Upon expiration of this Lease, if Lessee, with Lessor's approval continues to rent the storage unit on a month to month basis, all covenants and conditions contained in this Lease shall continue in full force and effect so long as Lessee retains possession of said storage unit.

Late Payment Penalty:

In the event the rental payments herein provided for are not received or postmarked on the first day of each month during the term hereof, then a late payment penalty shall be imposed at the rate of \$1.00 per day for all units. Such sums may be deducted from the advanced month's rental as herein provided for.

Default-Expenses Recoverable:

In the event Lessor is required to obtain the services of an attorney to enforce any covenant, term or provision of this Lease, Lessee agrees to pay in addition to the sum hereunder due, reasonable attorney's fees and costs which are necessarily incurred in such enforcement processes.

Successors in Interest:

The covenants, terms, and provisions herein contained shall extend to and be binding upon the parties hereto, their heirs, personal representatives and assigns.

IN WITENSS WHEREOF, the parties to this Lease Agreement have hereunto set their hands the date and year first above written.

LESSEE;

LESSOR; Lakes Region Self Storage

By: _____ Date: _____

—
(officer or agent)

Security Deposit: _____

Current Month Pro-Rated: _____

Additional Rent: _____

Other: _____

Total: _____

First Full Month/Year Payment of: _____

Due on: _____

To avoid late payment penalty, rent payments must be paid on the 1st of each month. Make checks payable to: "Lakes Region Self Storage"

Payments should be mailed to:
Lakes Region Self Storage, 6 Pond Rd., Sidney, ME 04330