Self-Storage Building/Garage Rental Lease

THIS AGREEMENT made this _____ day of _____, _____ between WindRidge Place, of Washington Township, Snyder County, Pennsylvania, hereinafter referred to as "LANDLORD" and

_____

_____

of

_____

_____

_____ County, Pennsylvania, hereinafter referred to as "TENANT".

WITNESSETH, that Landlord, in consideration of the rents and covenants hereinafter mentioned, demises and leases unto Tenant, to be used for storage only (unless written permission from Landlord), the premises situate in the storage building on Landlord's premises in Washington Township, Snyder County, Pennsylvania, known as unit number _____.

To have and to hold unto Tenant, subject to the conditions of this Agreement, for the term beginning on the first (1st) day of _____, _____ , and ending on the last day of said month.

In consideration of which the Tenant agrees to pay to Landlord for the use and occupancy of the said premises, the sum of _____ ($_____) Dollars, payable on or before the first day of said lease term.

As a further consideration for the use and occupancy of said premises the parties hereby agree to faithfully keep and be bound by the following covenants, conditions, and agreements, viz:

The said premises are to be kept and maintained by Tenant in as good repair and condition as at present and, at the expiration of this lease, they are to be surrendered in like repair and condition, natural wear and damages happening by fire, storm and other casualties only excepted.

The premises are to be kept in a clean and sanitary condition by Tenant and all debris or other garbage which may accumulate thereon during the term are to be removed, and, in case of failure to remove the same, Landlord may collect as rent due and in arrears double the cost of removal.

Electricity shall be provided by Landlord and no electricity shall be used by Tenant except for lighting, unless permitted in writing by Landlord. Any other service for the use of the Tenant furnished by any Public Service Company during the said term shall not be used unless approved in writing by Landlord and the cost of same shall be paid for by Tenant, unless otherwise provided herein, or the same may be collected by Landlord as rent due and in arrears. Landlord will pay real estate taxes on said premises.

All items and articles must be stored inside the unit leased to Tenant and will not be kept outside the storage building. Flammable liquids and used tires may not be stored inside or outside of the unit.

Tenant shall not store flammables, explosives, hazardous waste or hazardous materials on the premises and Tenant shall do nothing upon said premises contrary to the conditions of the policies of insurance upon the buildings thereon whereby the hazard may be increased or the insurance invalidated.

Alcoholic beverages or illegal drugs may not be consumed on the premises. No person under the influence of alcohol or illegal drugs is permitted on the property.

Neither the whole nor any portion of the said premises shall be sublet, nor shall this lease or any interest therein be assigned, nor shall Tenant remove or attempt to remove from said premises during the term of this lease, without notice to Landlord.

No unlawful business shall at any time be carried on upon or from said premises.

Landlord expressly reserves the right to enter upon the premises at reasonable times for the purpose of making necessary inspection, repairs, or to show the same to prospective purchasers or lessees, and may display "For Rent" or "For Sale" cards thereon.

The removal of any goods from the premises, whether by day or by night, without the written consent of the Landlord shall be deemed a clandestine and fraudulent removal and such goods shall remain liable to distress for a period of thirty (30) days after such removal, wherever they may be found.

If default shall be made without cause by Tenant in the payment of any of the said rent after the same becomes due, or in case of a breach or evasion or any attempt to break or evade any of the covenants or conditions of this Agreement, the entire rent reserved for the full term of this lease remaining unpaid shall become due and payable at once and may forthwith be collected by distress or otherwise and, at the same time, Landlord may forfeit and annul the unexpired portion of this lease and enter upon and repossess the said premises with or without process of law, and without giving any notice whatsoever.

Acceptance by Landlord of any of the said rent at any time after the same shall become due, after such default has been made in the payment thereof, or any failure to enforce any of the rights herein reserved to Landlord, or any of the penalties, forfeitures or conditions herein contained, shall not in any wise be considered a waiver of the right to enforce the same at any time without any notice whatsoever, and any attempt to collect the rent by one proceeding shall not be considered as a waiver of the right to collect the same by any other proceeding, but all of the rights of Landlord, and all forfeitures, penalties and conditions may be enforced together or successively at the option of Landlord.

It is further agreed that if Tenant shall become insolvent, make an assignment for the benefit of creditors, commit any act of bankruptcy, file a voluntary petition in bankruptcy, or if any judgment shall be entered or an involuntary petition in bankruptcy filed against Tenant, all the rent reserved for the full term of this lease shall become due and collectible immediately by distress or otherwise.

The Prothonotary or any attorney of any Court of Record of Pennsylvania is hereby authorized to appear for and confess a judgment against Tenant and in favor of Landlord for the whole amount of said rent as hereinbefore set forth, together with an attorney's commission of ten (10%) percent on collection.

And Tenant hereby waives the usual notice to quit, and agrees to surrender said premises at the expiration of said term, or the termination of this lease, without any notice whatsoever. And upon any proceeding instituted for the recovery of said rent, Tenant waives the benefit of all appraisement, stay and exemption laws, the right of inquisition on real estate, and all bankruptcy or insolvency laws now in force or hereafter passed.

Upon the breach of any of the covenants or agreements of this lease or upon its termination by forfeiture, default or expiration, the Prothonotary or any attorney as aforesaid is hereby authorized to appear for and to confess judgment in an amicable action of ejectment against Tenant and in favor of the Landlord for the premises herein described, and to direct the immediate issuing of a writ of habere facias possessionem with clause of fieri facies for costs, waiving all irregularities, without notice and without asking leave of court.

It is further agreed that the terms and conditions of this Lease Agreement shall in no way be changed or altered, except by a writing signed by all of the parties hereto; and if the said Tenant shall continue in possession of the said premises after the expiration of said term, at the option of the Landlord such holding over may be held and deemed a renewal of this Agreement for another like term, the same as though a new Agreement of leasing, identical with this, had been executed and delivered by the said parties hereto for a succeeding term.

The conditions of this Agreement shall extend to the heirs, administrators, executors and/or successors of all parties hereto.

Photos Rates Lease