

Landlord/Agent: Avalon Storage

1553 Empire Blvd

Webster, New York 14580

AVALON STORAGE GARAGES - LEASE AGREEMENT

The Landlord and the Tenant agree to lease the garage at the rent and for the term, stated on this lease:

Tenant:

Name: _____ Garage #: _____

Address: _____

Lease Date: _____	<u>Term</u> _____	<u>Monthly Rent:</u> _____
	<u>Start Date:</u> _____	<u>Security Deposit:</u> _____
	<u>End Date:</u> _____	<u>Date Paid:</u> _____

Use: The Garage must be used for storage of items only, and for no other reasons.

Rent: You, the tenant, will pay the Landlord or Agent: \$ _____, in advance, on or before the first of each month.

Payments that are received after the 3rd, will be subject to a late payment fee of ten (\$10) dollars. If the late fees are not paid they will be deducted from the security deposit. If payment is not received by the 10th of the month, Avalon will send a certified letter to the Tenant, stating that the payment is past due. Three (3) days after the certified letter is received, or if the Tenant refuses the certified letter, and payment is still unpaid, Avalon will put our lock on storage unit # _____ and the contents will become the property of Avalon Storage to be sold at auction.

Two weeks notice of cancellation is required, before the first of the month, if the Tenant chooses to end this lease on a date other than the lease end date. If the Tenant fails to give two weeks notice, the Tenant will forfeit the security deposit in lieu of one months rent.

Lock and Liability: Tenant provides a lock for the garage that the Tenant is renting. Avalon Storage is not responsible for lost, damaged, or stolen items.

Security Deposit: The Tenant is required to pay a security deposit in the amount of \$ _____. This security deposit is a guarantee of rent and condition of garage. If any structures in the garage are altered or damaged, the security is forfeited. Upon the end of the lease, the Tenant is required to make sure that the garage is clean, has been swept out, and is in the same condition as when the lease was started, otherwise the security deposit will be forfeited. If the Tenant does not give two(2) weeks notice prior to move out date, the deposit will be forfeited.

Signatures:

Landlord/Agent: _____

Tenant: _____

Tenants Date of Two Week Notice
Manager: _____