

Leitchfield Self Storage Lease

Owner:

Josh Honaker
502-558-5661
joshhonakermd@gmail.com

Manager:

Tyler Honaker
502-558-5379
Thonaker123@gmail.com

Tenant Fill Out:

Name: _____ /
Email: _____ /
Phone: _____ /

This lease agreement was made and entered into on (*today's date*) _____ between Nolin Ventures LLC, of 1300 Anneta Rd, Leitchfield, KY 42754 and the Tenant.

The Owner hereby leases to the Tenant and the Tenant hereby leases from Owner for the TERM, at the rental and upon conditions set forth herein that certain Unit # _____ located on Owner's property at Leitchfield Self Storage (1300 Anneta Rd, Leitchfield, KY 42754).

TERM: The term of this lease shall be on a **6 Month** basis in which the Tenant shall commit for a minimum of 1 term lasting 6 Months.

RENTAL: Tenant shall pay the owner/manager **upfront** upon signing the lease for the entire amount for the *agreed upon term duration*.

Term Durations and Payment:

- 6 Months (\$125 per Month) - **\$750** upfront payment
 - 1 term commitment
- 12 Months (\$125 per Month) - **\$1500** upfront payment
 - 2 term commitment

Term Duration (1 Term Minimum): _____ /

Other (If Ownership agrees to other terms): _____ /

Term Start Date: _____ /

End Term Date: _____ /

PAYMENT: Tenant is required to pay *upfront* for the term duration amount. Card / Bank payments are accepted along with Checks. Card / Bank payments are completed via a website link located on www.nolinventures.com. Checks can be dropped off via dropbox located onsite.

Payment Method (Card or Check):

_____ /

NOTE: Checks are preferred by ownership for payment method. However, Card/ Bank payments are accepted via a website link located on www.nolinventures.com.

LEASING PROCESS: Lease will be emailed to tenants by the manager for them to fill out and sign utilizing the DocuSign software.

RENEWING: Tenant shall give at least 14 days (2 weeks) of notice from Term end date if Tenant decides to renew lease for additional term(s).

USE: The leased premises shall be used for Storage Only.

INSURANCE: Tenant shall be solely responsible and liable for any damages to person or property as a result of Tenant's use and occupancy of the premises including damages to Owner's property or improvements thereon or to other storage shed Tenant's personal property. This does include panels and doors on your unit.

DAMAGE: Tenant agrees to be responsible and liable for any damages to person or property as a result of Tenant's use and occupancy of the premises including damages to Owner's property or improvements thereon or to other storage shed Tenants' personal property. This does include panels and doors on your unit.

INDEMNITY: Tenant agrees to indemnify and save harmless the Owner from and against all liabilities, losses, damages, costs, expenses (Including reasonable attorney fees) cause of action, claims or judgments arising from injury to, or death of, any person or damage to property on the premises, arising out of the Tenant's rental and use of the premises.

LIEN: Tenant agrees specifically that the owner shall have a lien on tenant's contents/possession in the unit for any unpaid rental that may be due to owner, pursuant to all applicable liens as set forth in KRS Chapter 376.

Subletting: Tenant understands and agrees that he cannot sub-let or transfer his rights in the leased premises, except with the express written consent of the owner.

HOLDING OVER: If the Tenant's possessions remain in the unit after the expiration of the term hereof, such occupancy shall be deemed a tenancy from month to month upon all the terms and provisions of the lease except that the rental shall be at the rate of \$200.00 per month.

PARTIES BOUND: This agreement shall be binding upon the parties hereto and their respective heirs, executors or assigns.

ENTIRE CONTRACT: The parties acknowledge that this document constitutes the entire agreement between them and no changes or modifications hereto shall be binding upon either of them unless reduced to writing and signed by the parties hereto.

In testimony whereof, the parties have set their hands to the original and a duplicate of this agreement on the day and date first above written.

MANAGER Signature: _____

TENANT Signature: _____