

J & J WAREHOUSES, LLC

HIGHWAY 70 BYPASS
POST OFFICE BOX 190
NEWPORT, NC 28570
PHONE (252) 223-4021

LEASE dated _____ between J & J Warehouses, LLC,
Landlord, and _____, Tenant.

LANDLORD leases to TENANT the following described premises:

Space No. _____ (_____ x _____)

Located in Landlord's J & J WAREHOUSES, LLC, to be used as a storage room for
storing personal or business property for a period of each _____ months beginning on
_____ for the monthly rental sum of _____

PAYABLE on the first of each month in advance. Rental payments are subject to a Ten
Dollar (\$10.00) late charge after a five (5) day grace period. Landlord acknowledges
receipt of _____, which pays rental through _____.

The conditions on reverse side hereof are a part of this Lease Contract. Tenant had
read these conditions and agrees to be bound by them.

TENANT:

(Signature)

(Address)

(Residence Phone)

LANDLORD: J & J WAREHOUSES, LLC

By:

(Manager)

CONDITIONS

- 1 Tenant further covenants with Landlord that at the expiration of the term of this lease, peaceable possession of the premises shall be given to the Landlord, in as good condition as they are now, normal wear, inevitable accidents and loss by fire excepted; and the Tenant agrees not to let, sublet, or assign the whole or any part of the premises without written consent of the Landlord.
- 2 Upon expiration of this Lease, if Tenant continues to rent the premises on a month-to-month basis, all covenants and conditions contained in this Lease shall continue in full force and effect. All leases expire on the last day of the month unless otherwise noted. Failure to vacate the premises on Lease expiration date automatically renews the Lease for one (1) month. THERE ARE NO PRORATED RENT REFUNDS.
- 3 Ten (10) days prior to vacating the premises, Tenant agrees to give Landlord notice that he is giving up his space. On the date the unit is vacated, Tenant must so advise Landlord.
- 4 If rental payments are not paid when due, on the first (1st) day of each month, they will be subject to a Ten Dollar (\$10.00) late charge after a five (5) day grace period. Mailed payments must be postmarked by the fifth (5th) of the month to avoid late charges.
- 5 If rental payments are not paid in full within ten (10) days of the due date, including the late charge, the Landlord may, at his option, declare the Tenant in default. No notice need be given of said default. LANDLORD MAY, AT HIS OPTION, REMOVE TENANT'S LOCK AT TENANT'S EXPENSE WHEN DEFAULT OCCURS TO APPRAISE STORED CONTENTS FOR SALE.
- 6 In the event of default in the payment of the rent provided herein, Landlord may, with or without notice to Tenant, take possession of the leased premises, together with all property therein. Upon default, the Landlord may, at his option, exercise all of his rights according to Chapter 44-A of the N. C. General Statutes, including possession and sale of storage contents. All costs of moving and/or sale of goods associated with default shall be borne by Tenant.
- 7 A returned check is subject to a charge of Thirty Dollars (\$30.00).
- 8 Tenant shall not place or keep in the premises explosives, inflammable liquids, contraband or other goods prohibited by law and agrees to abide by any rules promulgated by Landlord governing the use of their premises. Tenant shall not permit damage to the premises and shall indemnify and hold Landlord harmless from any claim or cause of action arising out of Tenant's use of the premises. Tenant assumes responsibility for any loss or damage to property stored by Tenant in the premises and may or may not elect to provide insurance coverage for the same. LANDLORD DOES NOT MAINTAIN INSURANCE FOR THE BENEFIT OF TENANT.
- 9 Tenant shall be subject to an extra charge should electrical outlets or additional electricity be required by the Tenant beyond that necessary to light the storage unit with the bulb supplied by Landlord. It shall be the obligation of the Tenant to see that the light is turned off when storage unit is locked.
- 10 Landlord will have the right in the event of an emergency to enter the premises using whatever force is necessary.
- 11 The covenants herein contained shall extend to and be binding upon the parties hereto, their heirs, executors, administrators and assigns.