

## SELF STORAGE LICENSE AGREEMENT (FLORIDA)

THIS AGREEMENT made effective as of the \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ by and between:

[NAME OF SELF-STORAGE FIRM] (the "Licensor")  
[full address of premises]

- and -

\_\_\_\_\_  
(the "Licensee")

Address: \_\_\_\_\_

City, State, Zip/Postal Code: \_\_\_\_\_

Phone Nos: \_\_\_\_\_ Fax No: \_\_\_\_\_

### WITNESSETH:

In consideration of the premises, the covenants conditions hereinafter set forth, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto covenant and agree as follows:

#### 1. Grant of License

Licensor hereby grants to Licensee a license to use Self Storage Unit No. ##, in the self storage facility owned by the Licensor and located at [street address], [city/town], Florida (the "Unit"), subject to the terms and conditions of this Agreement.

#### 2. Term

The term ("Term") of this License shall be for the period commencing on the date hereof through and until: *[choose the appropriate option and delete the others]*

*[if self storage license is in connection with lease of a residence]:*

the earlier of:

- (i) one (1) year following the date of this License, or
- (ii) the expiration or earlier termination of that certain Lease of *[insert address of residential property]*, unless sooner terminated in accordance with the terms hereof.

*[if 12 month contract]*

one (1) year following the date of this License, unless sooner terminated in accordance with the terms hereof.

*[if month to month contract]*

thirty (30) days following the date hereof, unless sooner terminated in accordance with the terms hereof, provided, however, that in the event either party fails to notify the other party in writing at least fifteen (15) days prior to the expiration of the Term that such party desires to terminate this License, the Term shall automatically be extended for an additional thirty (30) days.

Notwithstanding the foregoing, Licensee may terminate this License at any time upon thirty (30) days prior written notice, together with payment to Licensor of a termination fee in the sum of [AMOUNT OF TERMINATION FEE IN WORDS] DOLLARS (\$###.##).

#### 3. Payment / Consideration

In consideration of the License herein granted, Licensee agrees to pay to Licensor a fee in the sum of [AMOUNT OF MONTHLY PAYMENT IN WORDS] DOLLARS (\$###.##) per month for each month

during the Term (the "Fee"). Simultaneously with the execution of this Agreement, Licensee shall pay to Licensor the sum of [AMOUNT OF FIRST PAYMENT IN WORDS] DOLLARS (\$###.##) representing payment in full from the date hereof until the \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_. The next installment shall be due and payable on the \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, and thereafter subsequent installments shall be due on the \_\_\_\_ day of each month of the Term.