

## SELF STORAGE RENTAL AGREEMENT (MASSACHUSETTS)

### 1. Parties:

[NAME OF OWNER] (the "Owner")  
[address]  
[city], MA [zip]  
[phone & fax numbers]  
[website & email if any]

- and -

\_\_\_\_\_  
(the "Occupant")

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

City, State, Zip: \_\_\_\_\_

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

Cell/Pager: \_\_\_\_\_ Email: \_\_\_\_\_

### 2. Unit:

Storage Area Unit No.: \_\_\_\_\_ Storage Area Size: \_\_\_\_\_

Monthly Rental: \_\_\_\_\_ Access No.: \_\_\_\_\_

In consideration of the rents and covenants hereinafter set out, the above-named Owner rents to the above-named Occupant, to be used for storage only (unless otherwise permitted in writing by Owner), the above Unit situate in the storage building on Owner's premises in [township], [county], Massachusetts.

### 3. Term

To have and to hold unto Occupant, subject to the conditions of this Lease, for the term beginning on the \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ (the "Commencement Date") and ending on the \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ (the "Termination Date").

### 4. Rent

In consideration for the use and occupancy of the Unit, Occupant agrees to pay to Owner the sum of [MONTHLY PAYMENT IN WORDS] DOLLARS (\$###.##) per month during the term hereof. The first monthly rent payment, [prorated from the Commencement Date to the last day of the calendar month], in the sum of \$###.##, shall be paid upon signing of this Lease.

### 5. Terms & Conditions:

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

- (a) Occupant may place a lock on the access to the Unit, and Occupant shall have access to the Unit during normal posted hours. Owner shall not be responsible for acts of Occupant or other persons entering the premises under Occupant's authorization.

- (b) This Unit shall not be used for unlawful purposes and shall be kept in good condition. No property shall be stored in the Unit unless Occupant has the lawful right to have that property in his/her possession. Occupant may from time to time place personal or commercial property in the Unit during the term of this agreement, and Owner is under no obligation to maintain any records of such contents. The storage of welding equipment or flammables, explosives, firearms or other inherently dangerous materials is prohibited. Occupant shall not store any items which shall be in violation of any order or requirement as imposed by any health board, sanitary or police departments or governmental bodies, or do any act or cause to be done any act which creates or may create a nuisance in or upon the premises during the term of this agreement.