

# South Campus Quarter

## STORAGE ADDENDUM

This Addendum to Lease Agreement (the "Storage Addendum") is made by and between Paul W. Baer Trust Properties, LLC, an Ohio limited liability company doing business as South Campus Quarter (hereinafter "Landlord"), and

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(hereinafter collectively "Tenants" or individually "Tenant"), WITNESSETH:

WHEREAS, the parties entered into a Lease Agreement on \_\_\_\_\_, for lease of the property located at \_\_\_\_\_, Oxford, Ohio 45056; and

WHEREAS, Tenants desire to store items of personal property on the Premises, or in a storage room, before the commencement of the Term and Landlord agrees to said storage; and

WHEREAS, said storage begins at the end of the expiration of the Term of their previous lease; and

WHEREAS, said storage shall end at the commencement of the Term of this Lease; and

WHEREAS, the cost of said storage shall be \_\_\_\_\_ (\$\_\_\_\_\_) Dollars, payable in advance on or before **May 1, 20\_\_**, and shall be subject to a late charge when five (5) days past due of Forty (\$40.00) Dollars plus Ten (\$10.00) Dollars per day from the due date to the date payment is received.

NOW THEREFORE, in consideration of the promises and covenants herein contained, the parties hereto agree as follows:

1. Storage. Tenants have the right to store items of personal property in the Premises, are deemed to have full knowledge of said personal property and warrant that they are the owners of the personal property in the Premises, and/or are entitled at law to deal with them in accordance with all aspects of this Storage Addendum. The Premises is not to be used as a storage facility for personal property owned by persons other than Tenants. Tenants' violation of this provision will result in: (a) an immediate violation fee of Five Hundred (\$500.00) Dollars, plus One Hundred (\$100.00) Dollars per each day the items remains on the Premises; (b) additional charges, as determined in Landlord's sole discretion, to cover damages; (c) forfeiture of Tenants' Security Deposit and (d) at Landlord's discretion, eviction or other remedies permitted under the Lease or by law. Landlord does not and will not be deemed to have knowledge of the personal property, and Landlord is neither a bailee nor a warehouseman of the personal property. Tenants acknowledge that Landlord does not take possession of the personal property.

2. Access; Permissible Items. Tenants have no right to access the Premises except as permitted by the Landlord in its sole discretion. No keys will be issued at any time, nor will any Tenants be granted access during non-business hours. Tenants must request an appointment 48 hours in advance and be accompanied by office staff during appointment. Tenants must not store any personal property that is flammable, hazardous, illegal, stolen, explosive, environmentally harmful, perishable, attract

vermin or that is a risk to the property of any person. Additionally, Tenants must not store items which are irreplaceable, such as currency, jewelry, furs, deeds, paintings, curios, works of art and items of personal sentimental value. Landlord reserves the right to immediately terminate this Storage Addendum should Tenant violate this provision.

3. Risk and Responsibility. The personal property is stored at the sole risk and responsibility of Tenants, who shall be responsible for any and all theft, damage to, and deterioration of, the personal property, and shall bear the risk of any and all damage caused by flood or fire or leakage or overflow of water, heat, pest or vermin, removal or delivery of the personal property, or any other reason whatsoever including acts or omissions, negligent, deliberate or otherwise, of Landlord or persons under its control. Tenants are strongly encouraged to maintain or acquire renter's insurance for the storage period to protect against loss from property damage or personal liability.

4. Indemnification. Tenants agree to indemnify and keep indemnified Landlord from all claims for any loss of or damage to the property of, or personal injury to, third parties resulting from or incidental to the use of the Premises by Tenants, including the storage of personal property in the Premises.

5. Inspection and Entry by the Landlord. Tenants consent to inspection and entry of the Premises by the Landlord.

6. Cleaning of Unit. Landlord does not clean the unit for returning Tenants who are using the premises as storage.

IN WITNESS WHEREOF, the parties have executed this Storage Addendum on the dates set forth opposite their names.

**LANDLORD:**

**Paul W. Baer Trust Properties, LLC, an  
Ohio limited liability company doing  
business as South Campus Quarter**

Dated: \_\_\_\_\_

By: \_\_\_\_\_

\_\_\_\_\_  
of the Paul W. Baer Testamentary Trust, its  
sole member

**TENANTS:**

Dated: \_\_\_\_\_

\_\_\_\_\_

Dated: \_\_\_\_\_

\_\_\_\_\_

Dated: \_\_\_\_\_

\_\_\_\_\_

Dated: \_\_\_\_\_

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