

Lanai Condominiums Storage Space Lease Agreement

Lanai Condominium Association, Inc., as Lessor, does hereby agree to lease to the individual

_____, as Lessee, the storage space lettered _____
(the "Storage Space") being located on the Lessor's property at 800 N. Washington St., Denver, CO 80203
under the following terms and conditions collectively called the "Agreement."

Terms and Conditions:

1. **Fee:** The monthly rate for the Storage Space is: \$ _____. Bill Monthly? _____ or Annual? _____
2. **Lease Term:** This is a one-year non-transferable agreement for January 1 to December 31, _____.
3. **Residency Requirement:** This agreement will be terminated if Lessee ceases to use its unit in the Lanai Condominiums as its principal residence. Any advance payments for the Storage Space paid by Lessee to Lessor will be prorated by the number of days used and the unused portion will be returned to the Lessee.
4. **Payment:** Lessee may pay for the entire year up front, or arrange for monthly payments in advance with the Lessor's property manager. Failure to pay timely will result in the termination of this agreement.
5. **Waiver of Liability:** Lessee agrees Lessor shall not be responsible for damage or loss to any items in the Storage Space. Lessee agrees to accept all responsibility for any items in the Storage Space and will defend, indemnify, and hold harmless Lessor for any damage or loss.
6. **Items Left in Storage Space:** Lessor shall not be responsible for damage or loss to possessions or items left in any Storage Space.
7. **Storage Space Condition:** Lessee agrees to accept the Storage Space in its current condition. No modification will be made to any Storage Space without approval from the building manager. Lessee will report any damage to the Storage Space immediately to the building manager.
8. **Obligation to Move Items:** Lessee agrees to move any items from the Storage Space on a temporary basis at the request of the Lessor.
9. **Right to Re-Assign:** In the event Lessor needs to re-assign Storage Spaces during the Lease Term, Lessee agrees to accept a new Storage Space as replacement.
10. **First Right to Extend:** If Lessee is in good standing in regard to this Agreement, Lessee will have the first right to extend this Agreement for the following year during December of the Lease Term.
11. **Right to Terminate:** Lessee may terminate this Agreement with 30-days notice. Lessor may terminate this Agreement if Lessee defaults on the terms of this Agreement.

Executed and agree to by the parties hereto on this date _____ (month, day, year).

Lessee Signature and Unit Number

Lessor Signature for Lanai Condominium Association, Inc.
(May be signed by Lanai President, Vice-President, or Secretary)