

## STORAGE SPACE LEASE AGREEMENT (“Lease”)

This Lease is made and entered into on \_\_\_\_\_ (“Effective Date”) by and between Studio Rentals and Cartage Inc. dba Studio Rentals and Cartage Inc., dba as Hollywood Studio Rentals and Drum Paradise, L.A. Valley Production Storage, Inc. (Lessor”), and, \_\_\_\_\_ (“Lessee”),

Collectively known as the “Parties.” The Parties hereby agree as follows:

### TERMS AND CONDITIONS

#### 1. TERM and STORAGE SPACE

Lessor hereby leases to Lessee the storage space located at 11747 Vose Street, North Hollywood, CA 91605. The Lease will start on \_\_\_\_\_, and will continue as a month-to-month tenancy until such time as it is terminated by either party.

The dimensions of the storage space are approximately \_\_\_\_\_

This Lease applies to storage space identified as \_\_\_\_\_

#### 2. RENT

Lessee agrees to pay monthly \$\_\_\_\_\_, by the \_\_\_\_\_ of each month to Lessor by mail or in person, at the above address. Lessor reserves the right to request payments in cash, check, debit/credit card, or acceptable forms of electronic transfer.

No billing statement will be sent to Lessee. A receipt will be available on demand.

Reasonable penalties for late payment, and/or insufficient funds, plus interest, will be assessed upon Lessee, \_\_\_\_\_.

Lessor reserves the right to change Lease terms with thirty (30) days notice.

Lessor reserves the right to terminate the Lease for cause as determined by Lessor.

Lessee hereby acknowledges an inspection was conducted of the storage space and premises, and found them safe, and suitable for the intended purposed. \_\_\_\_\_ signature.

#### 3. INSURANCE and LOSS

Lessee’s personal property will be covered under certain circumstances. We recommend that Lessees carry a policy of property insurance, supplemental coverage, or equipment floater to cover all loss for property stored in their storage space. In the event of catastrophic loss, Lessor’s total insurance coverage is limited to their commercial insurance policy limit of \$2,000,000.00. Lessor’s insurance policy may not cover mysteriously disappeared property. Lessor does carry a commercial insurance property that may cover property losses that occur in transit using Lessor’s business vehicles.

**4. CHOICE OF LAW**

This parties agree, without regard to conflict of laws or principles, that this Lease shall be interpreted and governed by the laws of the State of California and that all claims and disputes arising from this Lease shall be decided in accordance with the law of the State of California.

**5. ARBITRATION AND CHOICE OF FORUM**

- (a) Any dispute arising out of or relating to this Lease, its interpretation or application, or any future issue between the parties, shall be resolved by final and binding arbitration before one arbitrator designated by the American Arbitration Association, (“AAA”) pursuant to the then prevailing rules of the AAA for the resolution of commercial disputes, in Los Angeles County, California. The arbitrator’s decision shall be final and binding and subject to confirmation in any court of competent jurisdiction with the prevailing party being awarded reimbursement of the arbitration filing fees, the arbitrator’s fees, any court filing fees and costs incurred in obtaining court confirmation, and any court filing fees and costs incurred in defending or pursuing any court appeals with respect to the arbitrator’s decisions. The arbitrator shall determine the validity, enforceability, and scope of this arbitration provision and of this Lease.
- (b) The parties irrevocably and unconditionally (i) agree that any judicial proceeding relating to such arbitration proceedings shall be brought in a court with subject matter jurisdiction located in Los Angeles County, California, (ii) consent to the exclusive jurisdiction of such a court in any such proceeding, and (iii) waive any objection to the laying of venue of any such proceeding in any such court. The parties also irrevocably and unconditionally consent to the service of any process, pleadings, notices or others papers in connection with any such judicial proceeding and submit to personal jurisdiction in such venue.

**6. RULE OF CONSTRUCTION**

The rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be employed in interpreting this Lease.

IN CONSIDERATION THEREOF, THE UNDERSIGNED PARTIES HEREBY AGREE TO THIS TWO (2) PAGE LEASE.

\_\_\_\_\_, LESSEE      Date: \_\_\_\_\_  
SIGNATURE

\_\_\_\_\_, LESSOR      Date: \_\_\_\_\_  
Studio Rentals and Cartage Inc. dba Studio Rentals and Cartage Inc.,  
dba as Hollywood Studio Rentals and Drum Paradise, L.A. Valley Production Storage, Inc.