

WAREHOUSE LEASE AGREEMENT – SOUTH CAROLINA

Airport Stack & Store, LLC

This Warehouse Lease Agreement (“Agreement”) is entered into by and between **Airport Stack & Store, LLC** (“Lessor”) and _____ (“Lessee”). This Agreement shall be governed by and construed in accordance with the laws of the State of South Carolina.

1. Premises

The premises consist of the warehouse located at **3219-B Platt Springs Road (Rear Property), Unit # _____** (“Premises”).

2. Term

This lease shall commence on the date the unit is first leased and shall continue on a month-to-month basis unless terminated in accordance with this Agreement.

3. Rent

Rent shall be \$ **500.00** (five hundred dollars) per month for a 20’ x 40’ warehouse unit, payable monthly. Rent is due on the first of the month of that contract period. If lease is entered into during the month that month will be prorated.

4. Late Fee

If rent is not paid within five (5) days of the due date, a late fee of **\$50.00** shall be assessed. Failure to pay rent shall constitute a default under this Agreement.

5. Security Deposit

Lessee shall pay a security deposit of **\$250.00** (two hundred and fifty dollars) prior to occupancy. The security deposit shall be returned within thirty (30) days following termination of this lease, less any unpaid rent, late fees, damages beyond normal wear and tear, or other amounts due.

6. Use of Premises

The Premises shall be used solely for warehousing, distribution, and related industrial purposes. **Residential use is strictly prohibited.** Lessee shall not live in, sleep in, or otherwise use the Premises for dwelling purposes. **No pets or animals of any kind are permitted** on the Premises. Any other use requires prior written consent of the Lessor.

7. Parking and Storage

All materials and contents shall be stored inside the unit only. Outside storage or use of parking areas for storage is strictly prohibited.

8. Maintenance and Damage

Lessor shall be responsible for maintenance and repairs resulting from normal wear and tear. Lessee shall be responsible for any damage caused by misuse, negligence, spills (including grease or acid), vehicle impacts, or other acts of Lessee, excluding acts of God.

9. Alterations

Lessee shall make no alterations to the Premises without the prior written consent of the Lessor and shall obtain all required permits.

10. Waste Disposal

Lessee shall be responsible for proper waste disposal and for keeping the Premises and surrounding areas clean and free of debris.

11. Subleasing and Assignment

Lessee shall not assign this Agreement or sublease the Premises, in whole or in part, without the prior written consent of the Lessor. Any unauthorized sublease or assignment shall constitute a default under this Agreement.

12. Unit Entry and Access Disclosure

Tenant acknowledges that the storage space leased under this Agreement is part of a *self-service storage facility* governed by the South Carolina Self-Service Storage Facility Act (Title 39, Chapter 20, South Carolina Code of Laws). Tenant agrees that Owner, Owner's agents, employees, contractors, and representatives may enter Tenant's storage unit without prior notice under the following circumstances:

1. **Non-payment or Default:** when Tenant is in default, including but not limited to failure to pay rent or other charges when due, Owner may deny Tenant access to the storage space and remove Tenant's lock to inspect, secure, or take possession of the unit in accordance with applicable law.
2. **Emergency or Safety:** in the event of an emergency or where Owner reasonably believes that entry is necessary to protect life, property, safety, or to prevent damage.
3. **Compliance with Law or Legal Process:** to comply with court order, law enforcement request, or other legal requirement.
4. **Maintenance or Repairs:** to address urgent repairs, maintenance issues, or to rectify hazards that may affect other tenants or the facility.

Tenant agrees that Owner's rights to entry, including without prior notice when applicable, are part of the consideration for leasing the storage space. Owner will exercise these rights reasonably and in good faith.

13. Insurance

Lessee acknowledges and agrees that **Lessor does not provide insurance coverage for Lessee's personal property, equipment, inventory, or contents** stored on the Premises. Lessee is solely responsible for obtaining and maintaining any insurance deemed necessary to protect Lessee's property. Lessor shall not be liable for loss or damage to Lessee's property due to theft, fire, water damage, or any other cause.

14. Default

The following shall constitute a default under this Agreement:

- (a) Failure to pay rent or any other sums due;
- (b) Violation of any term or condition of this Agreement;
- (c) Unauthorized use of the Premises; or
- (d) Unauthorized subleasing or assignment.

15. Eviction, Abandoned Property, and Remedies

Upon default, Lessor may terminate this Agreement and pursue eviction in accordance with South Carolina law. If Lessee is evicted or abandons the Premises due to nonpayment, any personal property remaining in the unit shall be deemed abandoned and shall become the property of the Lessor. To the fullest extent permitted by South Carolina law, Lessor may retain, sell, or dispose of such property to recover unpaid rent, late fees, damages, court costs, attorney’s fees, and other amounts owed.

16. Termination

Either party may terminate this Agreement with thirty (30) days’ written notice.

17. Surrender of Premises

Upon termination or expiration of this Agreement, Lessee shall surrender the Premises in substantially the same condition as when leased, reasonable wear and tear excepted.

18. Landlord’s Right of Entry

Tenant agrees that Landlord, its agents, employees, contractors, or representatives may enter the leased storage unit at reasonable times and upon reasonable notice to inspect the premises, perform maintenance, repairs, improvements, pest control, or address any condition that may affect the safety, security, or operation of the facility. In the event of an emergency, suspected damage, water intrusion, fire, hazardous condition, violation of the lease, or where immediate action is necessary to protect persons, property, or the facility, Landlord may enter the storage unit without prior notice. Tenant acknowledges that such entry shall not constitute an eviction, trespass, or interference with Tenant's possession of the storage unit.

19. Payment Processing Fees

If Lessee elects to pay rent or other charges by credit or debit card, a **4% processing fee** shall be added to the total amount due. If payment made via check, cash or ACH there is no fee associated with payment.

20. Entire Agreement / Superseding Agreement

This Agreement constitutes the **entire agreement** between the parties and **supersedes all prior agreements, understandings, or statements**, whether written or oral. This Agreement may be modified only by a written document signed by both parties.

Effective Start Date: _____ **Term:** _____

Lessee Signature: _____ **Date:** _____

Printed Name: _____ **Billing Address:** _____

Phone Number: _____ **Driver License Number:** _____

Billing Email: _____ **Driver License State:** _____

Mail or Deliver Payments to: 1824 Airport Blvd, Cayce, SC 29033