

Storage Locker Lease

Warwick Owners Corp.

*76-12 35th Ave., Jackson Heights,
New York, 11372*

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NEW BEDFORD MANAGEMENT CORP.
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**Attention: Mary Ann Basrudin
Phone: 646-453-5261
Email: MaryAnn@nbmgmt.com**

Warwick Owners Corporation
Storage Locker Lease Agreement

1. Rent: \$_____ per month for locker number _____.
2. Deposit: \$100 per locker (certified check or money order only). The entire deposit will be forfeited in the event that Lessee breaches any of the provisions of this Lease.
3. Lessee is obligated to abide by all rules and regulations governing the use of and access to the storage bins, including any new rules and regulations promulgated by Warwick Owners Corp. at any time. If Lessee is dissatisfied with the Rules and Regulations promulgated by Warwick Owners Corp., Lessee's sole remedy is to remove items from storage and notify management 60 days in advance to end month to month lease.
4. Term: Month to month, commencing on the first day of any calendar month. In the event that the shares of the Lessee residence are sold during the term by the Shareholder, the Lease shall automatically terminate as of the date of sale. In the event that a sublet tenant's residential lease is discontinued, the Lease shall automatically terminate as of the date the tenant's residential lease is discontinued. There will be no refund for a partial month of occupancy.
5. Warwick Owners Corp. reserves the right to cancel this Lease upon 15 days written notice to Lessee for any of the following reasons:
 - a. Lessee is not current on payments for this Lease; or
 - b. Lessee breaches any of the terms of this Lease or violates any of the rules and regulations promulgated by Warwick Owners Corp. governing the use of and access to the storage bins.

In the event that this Lease is cancelled for any of the reasons set forth herein, and if any property remains in the storage bin at the end of the 15 days, Warwick Owners Corp. reserves the right to dispose of or to sell in a commercially reasonable manner, any property remaining in the storage bin, and to use the proceeds of any such sale in full or partial satisfaction of any debts owed by Lessee to Warwick Owners Corp.

6. Lessee must supply a lock for Lessee's storage bin. In the event that a representative of Warwick Owners Corp. must break Lessee's lock for an emergency or upon the reasonable belief that the terms of this Lease are being violated, or to access the storage bin and items contained therein after Lease termination, Warwick Owners Corp. shall not be responsible for the cost of said lock.

7. No food items or liquids (e.g.: paint, gasoline, paint remover, chemicals, flammable materials, hazardous materials, or anything with an odor) are permitted in storage bin. No currency, jewelry or other valuable items are permitted in storage bin. Storage of any prohibited items will result in cancellation of this Lease.
8. Any items stored by Lessee must be covered by Lessee's own insurance; Warwick Owners Corp. is not responsible for the loss or theft of, or damage to, any such items. Warwick Owners Corp. will not provide security or insurance for the storage bin, Lessee's use of the space in which the storage bins are located, or the items contained in the storage bins.
9. The door to the Storage room shall be kept locked at all times. Lessee will receive a key for the room. If key is lost, a \$20 replacement fee will be charged to Lessee. The key is to be returned to Warwick Owners Corp. after Lease terminates; if the key is not returned upon Lease termination, a \$20 replacement fee will be charged to Lessee. The \$20 replacement fee will be added to Lessee's monthly bill; if moving out it will be deducted from the deposit.
10. If Lessee wishes to terminate this Lease, Lessee must give notice to Warwick Owners Corp. 30 days prior to the end of the term. The storage bin must be vacant and clean at the end of the term and in the same condition as at the commencement of the initial term, subject to reasonable wear and tear. Violation of this paragraph will result in forfeiture of the deposit.
11. Lessee shall hold Warwick Owners Corp. harmless and waives the liability of Warwick Owners Corp. for any damages arising from the access to and use of the storage bins and/or their location, except those damages caused solely and wholly by Warwick Owners Corp.
12. Warwick Owners Corp. makes no guarantees, warranties or representations, as to the nature, condition, safety or security, of the storage bins and/or their location. Lessee acknowledges that Warwick Owners Corp. makes no guarantees, warranties or representations, as to the nature, condition, safety or security, of the storage bins and/or their location. Optional risers for the storage unit are available with the Super.
13. In the event that more than one person signs this agreement as Lessee, each such Lessee is jointly and severally liable for all damages incurred by a breach of this Lease.
14. Storage units will be available during regular basement hours only.
15. Where "Warwick Owners Corp." is used in this Lease, it includes all duly authorized representatives of Warwick Owners Corp., including, but not limited to, employees, managing agents, contractors, Board Members and others, where applicable.

Any questions, please contact Management.

Completed lease agreements with certified check or money order for deposit (payable to Warwick Owners Corp.) should be returned to:

New Bedford Management Corp.
 Attention: Mary Ann Basrudin
 210 East 23rd St., New York, NY, 10010
 Phone: 646-453-5261
 email: MaryAnn@nbmgmt.com

STORAGE LOCKER RULES ACKNOWLEDGEMENT AND SIGNATURE(S)

I (we) have read and understood the above terms and conditions and agree to abide by them in connection with the lease of storage locker ____ .

I (we) understand that I (we) will be billed \$ _____ monthly and if my (our) payment is not received By the 10th of each month, a late fee of \$10 will be charge to our account.

Signature Lessee 1:	Date:
Print Lessee Name 1:	Home phone:
Email:	Cell phone:
Signature Lessee 2:	Date:
Print Lessee Name 2:	Cell phone:
Email:	