COMMERCIAL LEASE AGREEMENT

This Lease Agreement ("Agreement") is entered into on June 29, 2005, by and between:

LESSOR: AMSDELL AND AMSDELL, an Ohio general partnership ("Landlord") LESSEE: U-Store-It, L.P., a Delaware Limited Partnership ("Tenant")

PROPERTY: The Landlord hereby leases to the Tenant the commercial property located at: 6779 Engle Road, Suites "I – J", Building II, Middleburg Heights, Cuyahoga County, Ohio 44130

1. TERM OF LEASE The term of this lease shall be month-to-month, commencing on May 1, 2005. This Agreement shall be considered a flexible-term lease.
2. RENT The Tenant agrees to pay the Landlord a monthly rent of $3,700.00. Rent is due on the 1st day of each month. If rent is not received within 5 days of the due date, a late fee of $25.00 per day or 1.5% per month will be assessed.
3. SECURITY DEPOSIT Upon execution of this Agreement, Tenant shall deposit with Landlord the sum of $0.00 as a security deposit. This deposit shall be held by the Landlord as security for the faithful performance by the Tenant of all terms, covenants, and conditions of this Agreement.
4. USE OF PREMISES The premises shall be used exclusively for general office use. The Tenant acknowledges that the use is permitted by applicable zoning and other laws.
5. UTILITIES The Tenant shall be responsible for payment of electricity and gas. The Landlord will supply and pay for reasonable amounts of water and sewer charges.
6. MAINTENANCE AND REPAIRS The Tenant shall maintain the premises in a clean, healthy, and safe condition. The Tenant shall promptly make all repairs or replacements necessary during the term of the lease, including repairs to windows, doors, electrical, plumbing, and sewer lines within the premises.
7. ALTERATIONS The Tenant shall not make any alterations, improvements, or installations without the prior written consent of the Landlord. Any approved alterations must be completed in a first-class and workmanlike manner.
8. COMMON AREAS The Tenant is granted a non-exclusive license to use common areas, including parking areas, roadways, and pedestrian sidewalks. The Tenant shall keep these areas free of litter and debris resulting from their operations.
9. INSURANCE The Tenant shall maintain commercial general liability insurance with limits of at least $2,000,000 per occurrence for personal and bodily injury and $1,000,000 per occurrence for property damage. The Landlord must be named as an additional insured.
10. HAZARDOUS MATERIALS The Tenant shall not bring, keep, or use any hazardous materials on the premises, including asbestos, petroleum products, lead-based products, or infectious wastes.
11. RIGHT OF ENTRY The Landlord reserves the right to enter the premises at reasonable times for inspection, repairs, or showing the property to prospective tenants or buyers.
12. TERMINATION Upon termination of this lease, the Tenant shall surrender the premises in good condition, reasonable wear and tear excepted. The Tenant shall remove all personal property and trade fixtures.
13. DEFAULT If the Tenant fails to pay rent when due or breaches any other term of this Agreement, the Landlord may terminate this lease with proper notice and pursue available legal remedies.
14. GOVERNING LAW This Agreement shall be governed by the laws of the State of Ohio.
15. ENTIRE AGREEMENT This Agreement constitutes the entire agreement between the parties and supersedes all prior negotiations, representations, or agreements, whether written or oral.
16. SEVERABILITY If any provision of this Agreement is held to be invalid or unenforceable, the remaining provisions shall continue in full force and effect.

SIGNATURES

LANDLORD: Signature: /s/ Jeffrey B. Amsdell Print Name: Jeffrey B. Amsdell, Director of Operations Date: June 29, 2005

TENANT: Signature: /s/ Steven G. Osgood Print Name: Steven G. Osgood, President and Chief Financial Officer Date: June 29, 2005

ACKNOWLEDGMENT By signing above, both parties acknowledge that they have read, understood, and agree to be bound by all terms and conditions of this Lease Agreement.

Taxpayer Identification Number: 34-1837021