

**UNITED STATES**  
**SECURITIES AND EXCHANGE COMMISSION**  
WASHINGTON, DC 20549

**FORM 8-K**

**CURRENT REPORT**  
**PURSUANT TO SECTION 13 OR 15(d)**  
**OF THE SECURITIES EXCHANGE ACT OF 1934**

Date of report (date of earliest event reported): **January 5, 2017 (December 30, 2016)**

**GLOBAL SELF STORAGE, INC.**  
(Exact Name of Registrant as Specified in Its Charter)

**Maryland**  
(State or Other Jurisdiction of  
Incorporation)

**001-12681**  
(Commission File Number)

**13-3926714**  
(IRS Employer Identification No.)

**11 Hanover Square, 12<sup>th</sup> Floor**  
**New York, NY 10005**  
(Address of principal executive offices) (Zip Code)

**(212) 785-0900**  
(Registrant's telephone number, including area code)

Check the appropriate box below if the Form 8-K filing is intended to simultaneously satisfy the filing obligation of the registrant under any of the following provisions:

- ☐ Written communications pursuant to Rule 425 under the Securities Act (17 CFR 230.425)
  - ☐ Soliciting material pursuant to Rule 14a-12 under the Exchange Act (17 CFR 240.14a-12)
  - ☐ Pre-commencement communications pursuant to Rule 14d-2(b) under the Exchange Act (17 CFR 240.14d-2(b))
  - ☐ Pre-commencement communications pursuant to Rule 13e-4(c) under the Exchange Act (17 CFR 240.13e-4(c))
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### **Item 1.01 Entry into a Material Definitive Agreement.**

Global Self Storage, Inc.'s (the "Company") Current Report on Form 8-K filed on November 30, 2016 (the "Prior Form 8-K") is incorporated herein by reference. On December 30, 2016, as indicated in the Prior Form 8-K, in connection with the completion of the Company's acquisition (the "Acquisition") from Tuxis Corporation ("Tuxis"), a Company affiliate, of all of the membership interests of each of Tuxis Self Storage I LLC, Tuxis Self Storage II LLC, and Tuxis Real Estate II LLC, each a wholly owned Tuxis subsidiary (collectively, the "Subsidiaries"), the Company entered into a registration rights agreement (the "Registration Rights Agreement") which permits Tuxis to request the registration of the 202,703 unregistered and restricted shares of Company common stock issued to Tuxis as part of the Purchase Price (defined herein).

The information provided in Item 1.01 of the Prior Form 8-K is incorporated by reference into this Item 1.01. The foregoing description is qualified in its entirety by the full terms and conditions of the Registration Rights Agreement, filed as Exhibit 4 to the Prior Form 8-K and incorporated herein by reference.

### **Item 2.01 Completion of Acquisition or Disposition of Assets.**

As indicated in Item 1.01 of the Prior Form 8-K, on November 23, 2016, the Company entered into an agreement (the "Purchase Agreement") with Tuxis to acquire all of the membership interests of the Subsidiaries for the aggregate purchase price of \$7,800,000 (the "Purchase Price"), comprised of \$5,925,000 payable in cash, \$975,000 in shares of the Company's common stock, and, contingent upon the satisfaction of certain conditions described in the Purchase Agreement, an additional \$900,000 cash payment.

On December 30, 2016, the Company completed the Acquisition for \$5,925,000 in cash and 202,703 unregistered and restricted shares of the Company's common stock. Upon the satisfaction of certain conditions described in the Purchase Agreement, an additional \$900,000 cash payment shall be made by the Company. The cash included in the consideration used to complete the Acquisition consisted of cash on hand and a portion of the proceeds from the Company's loan agreement with Insurance Strategy Funding IV, LLC, a special purpose vehicle of J.P. Morgan Investment Management, Inc. The number of shares included in the consideration used to complete the Acquisition was determined based on a volume weighted average price per share as described in the Purchase Agreement and the Prior Form 8-K.

The information provided in Item 1.01 of the Prior Form 8-K is incorporated by reference into this Item 2.01. The foregoing description is qualified in its entirety by the full terms and conditions of the Purchase Agreement, filed as Exhibit 10 to the Prior Form 8-K and incorporated herein by reference.

The Company's press release announcing the completion of the Acquisition is filed as Exhibit 99.1 to this Current Report on Form 8-K and incorporated herein by reference.

### **Item 9.01 Financial Statements and Exhibits.**

- (a) Not applicable.
- (b) Not applicable.
- (c) Not applicable.
- (d) Exhibits. The following exhibit is being furnished herewith to this Current Report on Form 8-K.

<b>Exhibit No.</b>	<b>Description</b>
99.1	Global Self Storage, Inc. Press Release, dated January 3, 2017, announcing the completion of the Acquisition.

\* \* \*

**SIGNATURE**

Pursuant to the requirements of the Securities Exchange Act of 1934, the registrant has duly caused this report to be signed on its behalf by the undersigned hereunto duly authorized.

**GLOBAL SELF STORAGE, INC.**

By: /s/ Mark C. Winmill

Name: Mark C. Winmill

Title: President

Date: January 5, 2017

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## EXHIBIT INDEX

<b>Exhibit No.</b>	<b>Description</b>
99.1	Global Self Storage, Inc. Press Release, dated January 3, 2017, announcing the completion of the Acquisition



## **Global Self Storage Completes Acquisition of Tuxis Self Storage Facilities in Clinton, Connecticut and Millbrook, New York**

**New York, NY – January 3, 2017** – Global Self Storage, Inc. (NASDAQ: SELF), a real estate investment trust (REIT) that owns and operates self storage facilities, has completed the acquisition of two self storage facilities and a commercial property from Tuxis Corporation (OTC PINK: TUXS) for \$6.9 million, which includes \$5.925 million in cash and approximately \$975,000 of Global Self Storage common stock. Tuxis is a self storage and real estate development company as well as a Global Self Storage affiliate.

The acquired properties, which opened under Global Self Storage management on January, 3, 2017, include a 185 unit, 31,000 square foot mixed traditional indoor, outdoor, and climate-controlled self storage facility located in Clinton, Connecticut, a 142 unit, 15,000 square foot all climate-controlled self storage facility located in Millbrook, New York, and an adjoining 1,875 square foot Millbrook commercial property.

Permits to re-develop and expand the Millbrook facility have been submitted to the local planning and zoning boards. Upon re-development and expansion approval and satisfaction of other conditions, including construction groundbreaking, the company is expected to make an additional \$900,000 cash payment to Tuxis.

"The addition of these stores is expected to have an immediate accretive impact on our property revenues, net operating income and funds from operations," said president and chief executive officer of Global Self Storage Mark C. Winmill. "The expansion opportunity at the Millbrook property has the potential to further increase the store's revenues and net operating income."

"The acquisition of these two stores marks our third and fourth in the past five months, and brings the total number of stores in our portfolio to 11. We continue to evaluate our existing stores for expansion potential and pursue acquisition opportunities in secondary and tertiary cities where we believe new development activity may be less concentrated compared to primary markets and urban centers."

### **About Global Self Storage**

Global Self Storage, Inc. is a self-administered and self-managed REIT focused on the ownership, operation, acquisition, development and redevelopment of self storage facilities in the United States. The company's self storage facilities are designed to offer affordable, easily accessible and secure storage space for residential and commercial customers. It currently owns and operates, through its wholly owned subsidiaries, eleven self storage properties located in Connecticut, Illinois, Indiana, New York, Ohio, Pennsylvania, and South Carolina. For more information, go to <http://ir.globalselfstorage.us> or visit our self storage customer site at [www.globalselfstorage.us](http://www.globalselfstorage.us).

### **About Tuxis Corporation**

Tuxis Corporation is a holding company engaged through its subsidiaries primarily in real estate development and management. To learn more about Tuxis Corporation, including Rule 15c2-11 information, please visit [www.tuxis.com](http://www.tuxis.com).

### **Cautionary Note Regarding Forward Looking Statements**

Certain information presented in this press release may contain "forward-looking statements" within the meaning of the federal securities laws, including the Private Securities Litigation Reform Act of 1995. Forward looking statements include statements concerning the company's plans, objectives, goals, strategies, future events, future revenues or performance, capital expenditures, financing needs, plans or intentions relating to acquisitions, and other information that is not historical information. In some cases, forward looking statements can be identified by terminology such as "believes," "expects," "estimates," "may," "will," "should," "anticipates" or "intends," or the negative of such terms or other comparable terminology, or by discussions of strategy. All forward-looking statements by the company involve known and unknown risks, uncertainties and other factors, many of which are beyond the control of the company, which may cause the company's actual results to be materially different from those expressed or implied by such statements. The company may also make additional forward looking statements from time to time. All such subsequent forward-looking statements, whether written or oral, by the company or on its behalf, are also expressly qualified by these cautionary statements. All forward-looking statements, including without limitation, the company's examination of historical operating trends and estimates of future earnings, are based upon the company's current expectations and various assumptions. The company's expectations, beliefs and projections are expressed in good faith and it believes there is a reasonable basis for them, but there can be no assurance that the company's expectations, beliefs and projections will result or be achieved. All forward looking statements apply only as of the date made. The company undertakes no obligation to publicly update or revise forward looking statements which may be made to reflect events or circumstances after the date made or to reflect the occurrence of unanticipated events.

### **Contacts:**

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