



## SELF STORAGE RENTAL AGREEMENT

### TERMS AND CONDITIONS:

**1. Storage Limits:** The unit shall be used only for unheated storage. The tenant shall not introduce any heating device into the unit. The tenant shall not use or permit the unit to be used for storage of flammable substances, fertilizers, explosives, animals, or any other hazardous materials or substances or other articles which may constitute a nuisance, hazard or danger to the landlord, the premises, and/or other tenants.

**2. Tenant Risks:** The tenant assumes all risk in relation to the loss or damage to the contents of personal property of the tenant in the unit from any cause whatsoever. The landlord shall have no responsibility or liability for the loss or damage to such contents from any cause whatsoever. **Condensation can appear when storing in shipping containers and during the inclement months of the year this can become more of an issue.** The tenant, and the tenant on behalf of the insurer, shall waive any rights of subrogation to any claim that the tenant may make to that insurer or against the Landlord for any liability relating to the loss of, or damage to, such contents or personal property. The tenant hereby agrees to indemnify the Landlord and to hold and save the Landlord harmless from any loss, damage, expense, or claim arising from the tenant's act's or omissions, and the Landlord shall not be liable to the tenant for any loss or damage that may result from, or through the act or omission of other tenants or of any other person.

**3. Arrears of Rent:** If the rent is in arrears for at least fifteen (15) days, or if the unit is not vacated upon termination of this contract, the Landlord may deem the unit abandoned along with the contents, therefore and upon ten (10) days notice in writing, given by personal delivery, sent by registered mail or emailed to the tenant at the address provided on Customer Information Form, or last known address, the Landlord may retake possession of the unit and sell the contents thereof to satisfy all monies due to the Landlord for arrears of rent, cleaning, and/or damage charges and all other associated costs.

**4. NSF Cheques:** Shall be subject to an additional charge of \$50.00 each

**5. Entry of Unit by Landlord:** The Landlord reserves the right to enter the unit without notice, for the purpose of inspection whenever the Landlord deems that repairs are necessary, any hazardous condition exists, or for any other breach of this agreement.

**6. Vacating the Unit:** When the tenant wishes to vacate the unit and terminate the contract, he/she shall notify the Landlord fifteen (15) days in advance. He/She shall further notify the Landlord when all contents have been removed from the unit, including the tenants lock. The tenant shall be liable for rent until all conditions for vacating are fulfilled.

**7. Insurance:** Tenant, at Tenant's expense, shall maintain insurance policy in adequate amounts to properly insure all property stored in storage space. Tenant assumes all risk of loss to such property.

**8. Release of Lessor's liability for Property Damage:** All property stored within or upon the storage space by tenant shall be at tenant's sole risk. Landlord, Landlord's agents and employees shall not be liable to tenant, and are hereby released from liability, for any loss or damage to tenant's personal property stored in the storage space or on the premises arising from any cause whatsoever including, but not limited to, burglary, mysterious disappearance, fire, water/condensation damage, rodents, insects, acts of god, omissions or negligence of the landlord, landlord's agents, or employees.

**9. Locks:** Tenant agrees to use, and tenant shall provide at its expense a lock for the storage space. Tenant agrees to keep the storage space locked when tenant is not present at the premises. If landlord does not specify a type of lock, tenant shall provide, at tenant's sole expense, a lock for the space which tenant deems sufficient to secure the storage space. Landlord may, but is not required to lock tenant's storage space if it is found to be unlocked. Locks placed on a storage space for any reason will only be removed during the landlord's normal office business hours.

**10. Relocation:** Landlord reserves the right to relocate tenant, without expense to tenant, to any other storage space on the premises which is of a comparable size.

**11. Bailment:** No bailment or deposit of goods for safekeeping shall arise under this agreement. Notwithstanding, the landlord is entitled to a storer's lien for payment of all charges under this agreement.

This agreement shall continue from month to month unless the occupant or owner delivers to the other party a written notice of their intentions to terminate the agreement five (5) days prior to the end of the then and current rental month. Upon termination of this agreement, Occupant shall remove all personal property from the space and shall deliver possession of the space to owner within five (5) days unless its property is subject to owner's lien rights as referenced in this lease agreement.

Signature of Lessee:

Date:

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