

NAME: _____ **DATE:** _____

ADDRESS: _____ **PHONE. (Bus):** _____
 _____ **P/CODE:** _____ **(A/H):** _____

OCCUPATION: _____

No. OF UNIT: _____ SIZE OF UNIT: _____

CONDITIONS OF RENTAL:

1. **RENT:** Rent is the sum of \$ _____ per month; payable monthly in advance. The Lessor or his Agent retains the right to increase rental charges with due notice. This amount includes 10% GST on top of the monthly rental.
2. **DEPOSITS:** Tenant shall pay in advance a security, cleaning and damage deposit of \$100-00 to be held by the Lessor for cleaning and repair of the premises after surrender of the premises. At the termination of this tenancy it shall be the Tenant's responsibility to return the premises in the same condition as they were in when rented to the tenant.
3. **USE AND OCCUPANCY AND COMPLIANCE WITH LAW:** The premises are to be used only for the storage of personal property and household goods owned by the Tenant. The storage of welding and flammable, explosive or other inherently dangerous material is prohibited. Vehicle or other similar fuel-driven equipment may be stored only if the fuel tanks are empty. Lessee shall not do any act or cause to be done any act which creates or may create nuisance in or upon or connected with the premises.
4. **SIGNS:** No painted signs shall be placed on the leased premises.
5. **CONDITIONS AND ALTERATION OF PREMISES:** Tenant has examined the premises and hereby accepts them as being in good order and condition and to pay Lessor promptly for any repairs of the premises caused by the Tenant's misuse or negligence. The Tenant shall make no alteration or improvements of the premises without written consent of the Lessor.
6. **INSPECTION:** Tenant agrees that Lessor or his Agent may at any reasonable time enter to inspect the premises or make repairs.
7. **VACATING:** We require 7 days written notice prior to vacating the storage unit.
8. **ABANDONMENT:** In the event of no portion of rent pay for 14 day period the Tenant hereby grants to Lessor/Agent the right to re-enter the premises, remove Tenant's personal property and store it in a safe place, consider the tenancy terminated and re-let the premises. At the expiration of said 30 days, during which time the Lessor has mailed notification to Tenant's address, the Lessor may by public sale dispose of the property.

- 9. **ASSIGNMENT OR SUBLETTING:** Tenant shall not sub-let or assign all or portion of the premises or Tenant's interest therein without the prior written consent of the Lessor.
- 10. **LEGAL FEES:** If legal action shall be brought by Lessor for unlawful detainer to recover any sum due under this Agreement, Tenant shall pay to Lessor all cost, expenses and reasonable legal fees.
- 11a. **INSURANCE:** It is an express term of this Agreement that the Tenant shall take out appropriate insurance cover with a reputable insurer to the full extent of the value of the personal property and household goods stored on the premises and shall hold the Lessor/Agent indemnified from any claim in respect to any loss, theft or damage to the items so store. The tenant shall if required by the Lessor/Agent produce to the Lessor/Agent a Certificate of Currency for such policy.
- 11b. **ACCESS/PATROLS:** The tenant acknowledges that he/she/they are aware that the access gate is locked nightly (at dusk) to secure the property and access when the gate is locked is by arrangement with the Agent. The tenant also acknowledges being informed that patrols are conducted daily by professionally employed security services.
- 12. **RULES:** Tenant agrees to abide by all rules and policies that are posted and are now in effect or that may be put into effect from time to time. Lessor agrees to supply written copies of said rules to tenant as they now exist and as they may be modified or adopted in the future.
- 13. **PLEASE NOTE:** All rental in advance. Overdue accounts will be subject to a \$3-00 charge.

TENANT: _____ LESSOR: _____

WITNESS: _____ WITNESS: _____