

1. All storage fees are payable monthly in advance and are pro-rated to become due the first of each month. This agreement is automatically renewed on a month to month basis and may be terminated with one (1) month notice.
2. A \$40.00 deposit is required on all new rentals. This deposit will be refunded when occupant leaves, providing one (1) month notice of termination was given, garbage is not left behind, and the unit has not been damaged in any way. A \$15.00 charge will be added to your account for CHEQUES returned by the bank.
3. Rental fees are a minimum of one (1) month's rate. RENT during the 1st month occupancy will be calculated by the day, from date of occupancy to the last day of the month. RENT is DUE and PAYABLE in advance or on the 1st day of each month. If you PREPAY six (6) months a 5% discount will be given. If you PREPAY eleven (11) months, the 12th month is free.
4. For RENT prepaid in advance, if the Agreement is terminated during that year, you will be assessed on the number of months used at the regular monthly rate.
5. RENT OVERDUE will be assessed a monthly charge of \$10.00. RENT OVERDUE more than sixty (60) days will be cause for EVICTION or SEIZURE of property. The Owner understands that the Storer has a lien on the Owner's goods for payment of storage fees due under the Repair and Storage Lien Act(1989) and may sell or dispose of same, with proper notice, for non-payment of overdue amounts.
6. THE RENTAL AGREEMENT IS NOT TRANSFERABLE, without the approval of one of the owners of Barnett Boulevard Storage.
7. It is the responsibility of the Owner to report any change of address or telephone number, in writing to the Storer.

The Storer leases to the Owner storage unit shown on reverse side (the premises) 570 Barnett Boulevard, Renfrew, Ontario for storage purposes for period shown on reverse side and termination as shown on reverse side at a monthly rate as shown on reverse side payable one (1) month in advance. The Storer acknowledges receipt of storage fees for the 1st month including deposit. The deposit shall be refunded subject to payment of any arrears of storage fees, subject to giving one (1) month notice and subject to the storage unit being left clean and free of damage when the premises are vacated.

The following terms and conditions of the lease are agreed by both parties:

1. The Owner shall: (a) Pay the storage fee on or before the date due; (b) Maintain the storage room in good condition and report any damage to same; (c) Keep the door to the storage room locked at all times with a sturdy padlock.
2. The Storer does not become a bailee of the Owner's property and the Storer does not accept control, custody or assume any responsibility for the care of the Owner's property.
3. The Owner shall not: (a) Store perishable, explosive or flammable goods or material in the storage area; (b) Allow any noxious odour or liquid of any kind to escape from the storage area; (c) Do any act or thing in the building which may disturb the quiet enjoyment of any other occupant of the building, or of lands and premises nearby; (d) Use the storage room for any unlawful purpose or any other purpose other than the storage of the Owner's goods; (e) Sublet or assign the right to store goods in the premises; (f) Store in the premises anything which shall be in violation of any order or requirement imposed by any Municipal, Provincial or Federal Authority; (g) Do any act or cause to be done any act in or about the premises which creates or may create a nuisance in or upon or in connection with the premises, including the operation of power tools or equipment; (h) Carry on any business in the premises; (i) Penetrate the walls, ceilings, door or floor of the unit with nails, screws, bolts or devices of any nature whatsoever, nor shall the Owner damage, remove or modify or in any manner alter or change the equipment, if any, or the interior dimensions of the unit or the side walls, ceilings, doors or floors; (j) Place signs or lettering on or in the said premises; (k) Allow or refuse, garbage or other loose or objectional materials to accumulate in or about the premises, and acknowledges they are unheated.
4. The Owner agrees that the Storer and the Storer's Agents and other representatives shall have the right to forcibly or otherwise enter into and upon the premises or any part thereof, for the purpose of examining the same and removing any dangerous or offensive goods, or making such repairs or alterations therein as may be necessary for the safety and preservation of the storage room and of the building of which it forms a part.
5. The Owner shall indemnify and hold harmless the Storer, his agents or servants, from the claims of third parties arising in any manner out of the Owner's presence on or about or use of the premises and the Storer shall bear no liability to the Owner for any injury to the Owner, or others, caused by any condition near or about the premises or resulting from the activities of the Storer.
6. The Owner agrees that he/she has examined and knows the condition of the premises and has received the same in good order and repair, except as he/she otherwise specified, and no representations as to the condition, repair, or temperature maintained thereof have been made by the Storer, or his agent, prior to or at the execution of this Agreement, that are not herein expressed or endorsed here on. Further, the Owner shall bear no claim against the Storer and the Storer shall have no liability for any loss or any damage to the Owner's property resulting from fire, explosion, vandalism, water damage, theft or any other cause regardless of such loss or damage may be caused or contributed to by the negligence of the Storer, other Owners, or their respective servants and agents.
7. No liability shall attach to the Storer for any failure to deliver possession of the premises, nor shall the Storer have any obligation to carry insurance on the Owner's property stored in the premises.
8. In the event that storage fees are not paid, or if the Owner shall abandon the premises, the Storer may re-enter the premises and remove all persons and property therefrom, in which event this Agreement shall terminate. This shall be without prejudice to such other legal remedies available to the Storer. The Storer has a right to sell or dispose of articles subject to this lien upon the expiration of a sixty (60) day period following the day the storage fee is due. Notice of intention to sell or dispose of shall be given in writing at least fifteen (15) days before doing so to the Owner or Agent as described on the reverse. If such property, or any part thereof, shall be sold, the Storer may receive and retain the proceeds of such sale and apply the same, at its option against the expenses of the sale, the cost of moving and storage, any arrears of storage fees or additional fees payable hereunder and any damages to which the Storer may be entitled hereunder or pursuant to law.
9. The Owner covenants and agrees to obey all reasonable rules promulgated from time to time by the Storer for the proper management of the premises and the building and premises in which they are located. The owner acknowledges reading the rules posted in their unit.
10. This Agreement shall ensure to the benefit of and be binding upon the parties hereto and their respective executors, administrators and assigns. Any notice required to be given shall be in writing addressed to the mailing address of the parties set out on the reverse side.
11. Wooden pallets are available to store products off the floor.