

Nanton RV and Boat Storage Ltd.

161072 Range Road 284
Box 1618, Nanton, AB T0L 1R0
nantonrvandboatstorage@gmail.com
(403) 336-2534



SELF STORAGE - RENTAL AGREEMENT

PERSONAL INFORMATION OF THE "TENANT "

Name: _____

Address: _____

City: _____ Province: _____ Postal Code: _____

Cell Ph: _____ Driver's License #: _____

Email Address: _____

How did you hear about us? _____ Google Facebook Friend Drove By Repeat

Emergency Contact: _____ Ph#: _____

SELF STORAGE UNIT(S) INFORMATION

8x10ft (768 cubic ft) C-Can \$100.00 per month 8x20ft (1920 cubic ft) C-Can \$150.00 per month

TERMS AND RATES (MINIMUM OF 2 MONTHS FOR FIRST INITIAL RENTAL)

Rental Terms: _____ Months Rate: \$ _____

Term Begins: _____ Term Ends: _____

Total Money Received: \$ _____ Cash e-transfer

Self Storage Unit #: _____ Combination to the gate lock: _____

PLEASE NOTIFY LANDLORD WHEN YOU PERMANENTLY REMOVE YOUR UNIT!

Please read this entire Agreement and regulations prior to signing.

This Agreement is made between Nanton RV and Storage (the Landlord) and the individual named in the Rental Agreement Summary (the Tenant) for the rental of a Self Storage Unit(s) (the Unit) located at **161072 Range Rd 284, Nanton, AB T0L 1R0** (the Premises).

1. RENT AND PAYMENT:

- **All rentals are to be paid in ADVANCE;** on the effective date of the Agreement and payable on the same date every month of the Agreement.
- No invoices or statements will be sent. If a receipt is required, it will be e-mailed to you.
- **NO REFUNDS** will be made in the case of the Tenant vacating the Self Storage Unit prior to the end of the Agreement.
- The Landlord, at his sole discretion, reserves the right to refuse to renew this Rental Agreement.
- Payment shall be made exclusively via **cash, or e-transfer** to:

nantonrvandboatstorage@gmail.com

2. **DEFAULT OF PAYMENT:** **If rent for storing the Unit is not paid within seven (7) days of its due date, a \$10.00 LATE FEE will be charged for each month the account remains unpaid. This fee will be added to your outstanding balance.** The Tenant shall be liable for rent as set out herein and including the date on which all rent and arrears and lawful charges of the Landlords are paid in full (at which time the Tenant shall remove said items from the Self Storage Unit, or said Tenant shall be liable for rent and arrears and lawful charges of the Landlord's to and including the date of removal by the Landlord and storage of said Self Storage Unit, as the case may be; but in the latter case the Tenant shall thereafter be liable for all the Landlord's lawful charges including a reasonable cost for storage which shall be not less than the amount of monthly rent required hereunder. If the Landlord removes items from the Self Storage Unit, he may re-rent it at any rent without liability to the Tenant. When the tenant is in default, Landlord (if willing to continue pursuant to this Agreement) will require the tenant to make payment of outstanding monthly charges by certified cheque, cash or e-transfer.

3. **EXTRA CHARGES:**

- Late fee of **\$10.00** for every month in arrears on accounts not paid within seven (7) days on due date and will be added to the total outstanding account balance.
- Processing fee of **\$50.00** for returned cheques or NSF cheques.
- If the Tenant does not provide at least seven (7) days advance notice before leaving the Stall, a **\$20.00** termination fee may be charged.
- Snow removal charges of **\$20.00** may apply.
- Cleanout fee of **\$150.00** if the Self Storage Unit is left in an unclean condition.
- Charge of **\$150.00** environmental clean-up fee.

4. **HELDOVER:** If this rental Agreement is for a stated term and the Tenant holds over, the Tenant shall become a Tenant on a month-to month basis at a rental equal to the current advertised rent. All other terms of this Agreement shall remain in full force.

5. **USE OF SELF STORAGE UNIT AND PREMISES, MAINTENANCE AND REPAIR**

- The Self Storage Unit shall be used only for the storage owned by the Tenant.
- The Tenant may use poison for rodent control.

THE TENANT SHALL NOT:

- Live or sleep in the Unit or use it for any residential purpose.
- Store any animals, plants or perishable goods.
- Make any improvements or install any fixtures on the Self Storage Unit.
- Erect any signs, notice, lettering or advertising material on any part of the space.
- Conduct any repairs, fabrication and assembly mechanical or other related work in the Self Storage Unit or on the premises.
- Store any hazardous materials, toxic chemicals, pollutants or any item that may cause or increase a fire risk.
- Store any dangerous or flammable or illegal goods in the Self Storage Unit or the premises.
- Use the Self Storage Unit in a manner that constitutes waste, nuisance or unreasonable annoyance to Landlord or other tenants.
- **Under NO** circumstances is the Tenant, or anyone accompanying the Tenant to the premises, permitted to surcharge any items onto the Landlords property.

Violators will be charged a \$150.00 environmental clean-up fee!

6. **CONDITIONS OF THE SELF STORAGE UNIT & PREMISES:** The Tenant is fully familiar with the physical condition of the Self Storage Unit. The Landlord has made no representations or warranties, expressed or implied, of any nature whatsoever in connection with the condition of the Self Storage Unit, and the Landlord shall not be liable for any latent or patent defects therein.

7. **ASSIGNMENTS:** The interest of the Tenant in this Rental Agreement may **NOT BE:** **sublet, assigned or otherwise transferred in whole or in any part by the Tenant**, or by operation of law without the prior written approval by the Landlord. The approval by the Landlord to any assignment, subletting or other transfer shall not be deemed an approval of any assignment, subletting or other transfer.

8. **INSURANCE:**

NON-LIABILITY OF LANDLORD & INSURANCE OBLIGATION OF TENANT:

- Landlord shall have no obligation to carry insurance on Tenant property stored in the Self Storage Unit.
- Tenant must obtain any insurance desired at its own expense.
- Tenant shall have no claim against the Landlord and the Landlord shall have no liability for any loss or damage to the Tenants property resulting from fire, water, explosion, vandalism, theft, vermin or any other cause whatsoever, regardless of whether such damage may have been caused by or contributed to by the negligence of the Landlord, its agents or employees and any other Tenant.
- Landlord shall have no liability to Tenant for any injury to Tenant or to others caused by any conditions existing near or about the Self Storage Unit or the premises or resulting from the activities of the Tenant.
- Tenant shall hold the Landlord harmless from any claims of any third person arising in any manner out of the Tenants use of the Stall.
- **THE LANDLORD SHALL HAVE NO OBLIGATION TO CARRY INSURANCE ON THE TENANT'S PROPERTY STORED IN THE SELF STORAGE UNIT.**

9. **INDEMNIFICATION OF THE LANDLORD:** The Tenant agrees to indemnify and hold harmless the Landlord and any other holder of any mortgage on the Premises for any loss, damage, expenses or claim by any person or persons arising from any action or thing whatsoever done in in the Stall or on the Premises by the Tenant, its agent or employees at any time during the term of the Agreement.

10. **NOTICE:** All notices required under this Rental Agreement shall be delivered via email. Notices are considered delivered regardless of receipt. **It shall be the responsibility of THE TENANT TO NOTIFY THE LANDLORD OF ANY CHANGE.**

11. **CHANGE OF TERMS:** All terms of this Agreement, rental fees and conditions of occupancy are subject to change upon one (1) month prior written notice to the Tenant by email. If changed, the Tenant may terminate this Agreement on the effective date of the change. If the Tenant does not elect to terminate this Agreement, the change shall become effective and apply to the Agreement.

12. **NON-COMPLIANCE WITH RENTAL AGREEMENT:** If the Tenant should fail to comply with any of the provisions of this Agreement within ten (10) days following notice from the Landlord specifying the failure and demand compliance, then the Landlord, upon giving notice, may terminate this Agreement. Such Termination shall not relieve the Tenant of the obligation to pay rent or other charges owing under this Agreement.

13. **VACATING:**

- **Tenant shall give Landlord a minimum of seven (7) days of notice prior to vacating and advise the Landlord when the Self Storage Unit has been fully vacated.**
- Prior to vacating, all outstanding rental and if applicable, extra charges, must be paid in full.
- Regulations, prices, rules and information are subject to change upon one (1) month prior written notice to Tenants. **(Non-Compliant With Rental Agreement item 11 applies).**

14. **SPEED AND PARKING:**

- The maximum speed limit in the compound is **10 kms/hr.**
- **Always keep pets in your vehicle and watch children closely.**

15. **HOURS OF ACCESS FOR TENANTS:**

Business Hours: Monday-Saturday 8am-7pm.

Access Hours: 6am-10pm 7 days a Week. Access may be limited or denied when wet conditions exist.

- The Landlord requires one (1) weeks' notice if snow removal is required to facilitate access to the Self Storage Unit. Access will be limited to one move out when snow removal is required to facilitate the facility. Snow removal charges of **\$20.00** may apply. The Landlord reserves the right to change the access hours without notice to the Tenant. Hours may be limited due to safety (i.e. daylight hours). Please contact the Landlord to confirm access hours.

16. **ACCESS:** When accessing the facility:

- **CLOSE THE GATE SO OTHER TRAFFIC CAN NOT FOLLOW YOU INTO THE PREMISES!**
- **DO NOT SHARE THE CODE WITH ANYONE!**

17. MISCELLANEOUS:

- If any term or provision of this Agreement or the application thereof to any person or circumstances shall, to any extent, be invalid or unenforceable, the remainder of this Agreement, or the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby, and each term and provision of this Agreement shall be valid and enforced to the fullest extent permitted by law.
- The captions of this Agreement are for convenience only and shall in no way affect the construction of the terms of this Agreement.
- This Agreement constitutes the entire agreement of the parties hereto and supersedes any prior understanding or written or oral agreement between the parties respecting the subject matter herein.

18. TENANT PRIVILEGES:

- While the Agreement is in force and provided the Tenant is not in breach of any terms of this Agreement:
- The tenant may use the Self Storage Unit specified above for storage purposes and must be in lawful possession of the unit.
- Shall have access to the Self Storage Unit during the Landlords normal access hours.

This Agreement is enforceable by and applies to each party, as well as their heirs, administrators, successors, and assigns. IN WITNESS WHEREOF, the parties hereto have executed this Rental Agreement as of the date hereto. By signing below, the Tenant acknowledges that they have read, understood and agreed to all terms and conditions in this Agreement.

Nanton RV and Boat Storage Ltd

Nanton RV Employee: _____ Date: _____

Tenant: _____ Date: _____