

STORAGE AGREEMENT

1437090 Alberta Ltd.

o/a

Legal Self Storage

Sales & Rentals	866.963.2468
Billing Inquiries	780.961.4050
Fax	780.569.1685
Email	info@legalselfstorage.com
Website	www.legalselfstorage.com

Mailing Address:
PO Box 88, St. Albert, AB T8N 1N2

Facility Location:
5315 50th Avenue, Legal, AB T0G 1L0

Name:			
Address:	Apt #	P.O Box#:	
City:	Prov:	PC:	
Phones:	Cell:	Home:	Bus:
Email:			
Where did you hear of us?	Newspaper_ Net_ Referral_ Return Customer_ Flyer_ Other (specify) _____		

(The "Renter") does hereby rent from 1437090 Alberta Ltd. o/a Legal Self Storage ("LSS"), one **10 X 10** (approximately 100 sq.ft.) "Storage Area" unit, on a month to month term, commencing on the ____ day of _____, 20____ at a rental rate of \$109.00 per month, payable monthly, **in advance, on or before** the first day of each tenancy month.

UNIT#	
Monthly Rent	\$109.00
GST	\$ 5.45
Total Amount Due On Move In	\$114.45

Payment by: (Circle one)	
<i>Cash</i>	<i>Cheque</i>
<i>Visa</i>	<i>MC</i>
<i>E-Transfer</i>	
**Credit Card #	Exp /
<small>(Check One)</small>	
___ Charge my Credit Card \$114.45 on move in and \$114.45 each month	
___ Charge my Credit Card \$ 114.45 on move in and \$114.45 x ___ (specify # of months)	

I have read, understand and agree to be bound by this agreement, **INCLUDING THE TERMS AND CONDITIONS SET OUT ON PAGE 2 OF THIS AGREEMENT WHICH I ACKNOWLEDGE FORM PART OF THE AGREEMENT.**

Date: _____

Renter Signature: _____

LSS Signature: _____

STORAGE AGREEMENT

THE RENTER ACKNOWLEDGES AND AGREES WITH LSS:

- 1) That Legal Self Storage (LSS) does not insure and that it is solely the Renter's responsibility to insure any property (Stored Property) the Renter has stored in the Rental Unit or on LSS property and that LSS does not warrant the safety or security of Stored Property;
- 2) That LSS is neither a bailee nor a warehouseman and shall not be deemed to have custody of or any obligation to care for or preserve any Stored Property, that under no circumstances shall LSS, its directors, employees or agents be subject to any liability whatsoever for any loss, theft, damage to, or destruction of any Stored Property, howsoever caused, regardless of how foreseeable or remote;
- 3) That the Renter shall not use tools, equipment and/or appliances in the Rental Unit or perform any mechanical repairs or maintenance to any Stored Property, conduct business out of or from the Rental Unit, or use the Rental Unit for any unlawful purpose;
- 4) That the Renter shall not attempt to attach or affix anything to or interfere with the foundation, exterior or bearing or partitioning walls, roof or door of the Rental Unit, outside perimeter chain link fence, gate system or exterior lighting system;
- 5) That Stored Property shall at no time include explosive, flammable, noxious or perishable goods, any contaminants, toxic substances, dangerous or hazardous substances or waste, hazardous chemical" or "hazardous waste" as defined in the Hazardous Chemicals Act, R.S.A. 1980, c.H-3 or any other goods, substances or materials that may in any way whatsoever be environmentally hazardous or unsafe or which would constitute a fire, health, or environmental danger;
- 6) That: the Renter shall be lawfully possessed of all Stored Property and be entitled at all times to store the same. No persons other than the Renter (and those who the Renter shall have advised LSS in advance and in writing are so authorized) shall have access to Stored Property;
- 7) Stored Property may only be accessed when the Renter is not in default of this Agreement and only during the standard hours of operation as posted;
- 8) That the Renter shall advise LSS in writing of the full name, address, and contact information of any person or corporation other than the Renter who has at any time any interest in any of the Stored Property and the Renter shall not sublet the Rental Unit without prior written approval from LSS;
- 9) Storage of Property in the Rental Unit by the Renter constitutes acknowledgement that the Renter has inspected the Rental Unit, is satisfied that the same is clean and habitable, and that on the expiration of the Renter's use, the Renter shall be responsible for any costs incurred in returning the Rental Unit to LSS in clean and habitable condition, less reasonable wear and tear;
- 10) That to better secure the payment of all rents due and all costs incurred by LSS in the enforcement or attempted enforcement of any rights and performance of all other clauses of this Agreement by the Renter, the Renter hereby grants to LSS a security interest in all Stored Property;
- 11) That all installments of rent are to be paid monthly, in advance to LSS at Box 88, St. Albert AB T8N 1N2 on or before the first day of each and every month of tenancy without notice, demand or invoice, that a \$25.00 NSF fee shall be immediately payable in respect of any NSF cheque tendered by the Renter, that a \$10.00 late payment fee shall be immediately payable in respect of any installment of rent remaining unpaid 5 days after the date the same was to have been paid and that all such charges and all costs incurred by LSS in the enforcement of the Agreement shall constitute rent and be recoverable as such; and that all rent and such other amounts not paid by the Renter when due shall bear interest at the rate of 2% per month (24% per annum) until paid in full; Prices are subject to change without notice.
- 12) That it is the responsibility of the Renter to notify LSS with any changes to the Renter's mailing address and/or telephone numbers.
- 13) That the Renter shall place only one (1) padlock on the door of the Rental Unit and that upon default by the Renter in the payment of any installment of rent, LSS shall be entitled to secure the door of any enclosed Rental Unit with a second padlock and/or to disable any Access Code issued to the Renter until such default is remedied to the satisfaction of LSS;
- 14) The Renter shall advise LSS in writing either by means of standard postal or courier service or by email of their intent to vacate their rental unit or parking stall, two weeks prior to the expiration of their rental term. Failure to provide Notice To Vacate two weeks prior to expiration will result in a \$25.00 fee in lieu of sufficient Notice to Vacate;
- 15) That if any installment of rent remains unpaid 15 days after the date the same was due or if the Renter fails to fully remedy to the satisfaction of LSS any other default under this agreement, or if an execution or any other process of any court becomes enforceable against the Renter, or if a receiver is appointed for the Renter, or the Renter becomes insolvent or commits an act of bankruptcy or makes an assignment in bankruptcy, then in any such event ("Event of Default"), LSS shall be entitled, without further demand or notice, to immediately terminate this agreement and enforce its rights by any method not prohibited by law, including selling, leasing or otherwise disposing of the whole or any part of the Stored Property to secure all unpaid rents;
- 16) That LSS shall not be responsible for any loss or damage to Stored Property, nor shall LSS be obligated to preserve rights against other persons, or to keep Stored Property identifiable or to repair, process or prepare the Stored Property for disposition, and shall only be liable to account for funds actually received by the Secured Party (net of costs of collection, realization and sale including, without limitation: the charges of any civil enforcement agent, the commissions payable to sales agents, auctioneers, all moving costs, notices, advertisements and legal costs);
- 17) That LSS, its employees and/or agents may enter the Rental Unit for the purposes of maintaining the same and/or remedying Structural Defects (in either of which events, where feasible, advance notice of such entry shall be given to the Renter) or in the event of an actual or perceived emergency;

Renters Initials: _____

Date: _____