

PRINCE RUPERT MINI STORAGE

Rental Agreement *between*

The Landlord: Prince Rupert Mini Storage (0916872 B.C. LTD) 1003 Saskatoon Avenue
Prince Rupert, BC V8J-4P1 Phone: 250-624-6464 Fax: 250-627-4702

And the Tenant: Name: _____
Address: _____
Home Phone: _____
Cell Phone: _____

The tenant agrees to rent unit # _____ and to pay \$ _____ per month (+ taxes).

Tenancy to commence as of _____, 20____.

Non heated unit _____ Heated unit _____

Additional amount of \$ _____ per month (+ taxes) for heated unit

The tenant also agrees to the following covenants:

1. Rent will be prepaid. The tenant agrees to pay additional charges as determined by Prince Rupert Mini Storage for any late payments, NSF or damage to units. Space is to be used only for storage of legal, non-hazardous, non-offensive goods suitable for such storage conditions. Prince Rupert Mini Storage retains the right to enter the unit in the event of an emergency
2. All goods are stored at the tenant's sole risk with the recommendation from Prince Rupert Mini Storage that the tenant should secure adequate insurance coverage as required. The tenant agrees that Prince Rupert Mini Storage is not responsible for any accident, injury, theft or loss that may occur to any person or person's property, on or about the Prince Rupert Mini Storage (0916872 B.C. LTD)
3. There is to be no assignment of this lease or subleasing. There are to be no modifications to units or leaving unit unsecured.
4. Either party may terminate this tenancy by giving the other party 20 (twenty) days written notice. Prince Rupert Mini Storage may terminate the tenancy immediately should the tenant be found in breach of this agreement. Breach will include, without limitation, late or non-payment of rent charges due.
5. In the event of a default by the tenant, the tenant agrees that Prince Rupert Mini Storage shall have a "warehouse's lien" against the tenants stored goods to cover storage rental and other charges due. Prince Rupert Mini Storage shall have the right to enter and take possession of the unit and all contents, and to sell those contents by public or private sale with the proceeds first being applied to out-standing rent, late charges, and damages, costs of sale and any legal or accounting expenses in accordance with the Warehouse Lien Act as amended from time to time. The remaining balance of such proceeds will be refunded to the tenant.

This agreement is executed and effective the _____ day of _____ 20____.

Tenant's Signature _____

Prince Rupert Mini Storage (0916872 B.C. LTD) _____

PRINCE RUPERT **MINI STORAGE**

Rules and Regulations

1. Rent is due and payable on the 1st day of each month. There will be a \$5.00 late charge for payments received after the 5th of the month and a \$10.00 late charge for payments received after the 20th of the month.
2. Statements are not mailed unless a written request is received from the tenant. There is a \$2.00 per month charge for this service.
3. One lock ONLY is to be placed on the locking device. The other space is for PRINCE RUPERT MINI STORAGE and is not to be used.
4. Vacating your unit – 20 DAYS written notice is required prior to the end of the month. If proper notice is not received by PRINCE RUPERT MINI STORAGE, you will be charged for the following month.
5. When vacating a unit, the tenant is required to remove all boxes and trash, and to leave unit in the condition that it was received in. A cleanup fee will be charged for any remaining debris that has to be removed or additional cleaning required by PRINCE RUPERT MINI STORAGE.
6. Cars and trucks shall be parked so as not to block driveways while tenant is using unit.
7. Speed limit is 5 km per hour at all times while driving through the storage facility.
8. No type of electric heater or heat lamp is to be used within units.
9. All lights to be turned off when tenant is not in unit or storing articles.
10. No gasoline, explosives, pesticides, fertilizers, or any other hazardous or dangerous chemicals to be stored in units.
11. Goods stored in units are not to exceed ten pounds per square foot of combustible materials.
12. No oils or grease to be disposed of on the property. Tenant is subject to Regional District fines. Tenant will be required to pay clean-up charges.
13. Gasoline must be drained from all automobiles, boats, motorcycles, or other internal combustion engines.
14. PRINCE RUPERT MINI STORAGE co-operates with the Crime Prevention Unit of the RCMP and strives to maintain a high standard of security for the tenants.