



Office Hours - 8:00 a.m. to 5:30 p.m.
 Monday through Saturday
 Closed on Sundays and Holidays
 Gate Hours - 6:30 a.m. to 10:00 p.m.
 Every day including Holidays

St. Albert Self Storage Ltd.
 245 Carnegie Drive
 St. Albert, AB T8N 5A7
 Phone: (780) 460-1234
 Fax: (780) 460-0619
 E-mail: storage@storage.ab.ca
 Website: www.storage.ab.ca

RENTAL AGREEMENT

_____ (called "the tenant") does hereby rent storage space from St. Albert Self Storage Ltd. (called "the landlord"), Unit No. _____ being approximately _____ Sq. ft / RV Stall (in the case of an RV stall rental - "consisting of an RV storage space rental for storage of units as described in the attached RV Stall Addendum) located at 245 Carnegie Drive, Campbell Industrial Park, St. Albert, Alberta T8N 5A7.

For further details relating to address, phone number, etc. for "the tenant", refer to signed Application Form attached that forms an integral part of this Rental Agreement.

RENTAL RATE

On a month to month tenancy commencing on the _____ day of _____, 20____, a monthly rental of \$_____ per month is payable in advance on this date and for each subsequent month of occupancy thereafter. Periodic specials and discounts that may be offered to new renters from time to time will not apply to existing tenants.

TERMS AND CONDITIONS

1. **THERE IS A MINIMUM RENT CHARGE OF 30 DAYS COMMENCING WITH THE FIRST DAY OF OCCUPANCY OR RENTAL DATE.**
2. **ONCE UNIT ASSIGNED, NO REFUND FOR MOVING OUT EARLY, OR CANCELLATION FOR ANY MONTH OF OCCUPANCY.**
3. **UNITS PREPAID IN EXCESS OF ONE MONTH WILL BE REFUNDED FOR FULL MONTHS ONLY.**
4. **It is the tenant's responsibility to insure their goods against any loss while being stored on the landlord's premises.**
5. **The tenant will use the unit solely for the purpose of storing personal property and for no other purpose whatsoever. Notwithstanding the terminology in this agreement, this is an agreement for storage only. Rent shall mean all rates, charges, fees and penalties if applicable as outlined throughout this agreement.**
6. **The tenant will not use the unit for any unlawful purpose, nor will he keep in the unit: TOXIC, CORROSIVE, FLAMMABLE, or explosive materials; animals; anything giving off noxious or offensive odors; any refuse, garbage, or other objectionable material; anything which may create a nuisance; or anything which may damage the building or other tenant's personal property in any way whatsoever. The Tenant will not litter the Landlord's property adjoining the unit.**
7. **The tenant will not use the unit or any part of the premises for mechanical, fabrication, manufacturing, assembly, or any other related work, and the tenant will not affix to the unit, or any part of the premises, hooks, screws, nails, shelving, signs, notices, lettering, advertisements, or anything whatsoever.**
8. **The tenant will not convey, sell or assign any interest or right of the tenant in this Agreement in whole or in part, for the duration of the Agreement or for any lesser part of the time remaining and any such conveyance sale or assignment shall entitle the landlord to terminate this Agreement without any notice whatsoever at any time the landlord chooses.**
9. **All property stored within the unit by the tenant will be at the tenant's sole risk. The tenant hereby agrees to indemnify the landlord and hold him harmless from any loss or damage, expense, or claim, arising out of the tenant's act or omission to act; and the landlord will not be liable to the tenant for any loss or damage that may be occasioned by or through the act of the landlord, other tenants or any other person.**
10. **The tenant will provide at his cost and expense a lock of sufficient size and strength to secure the unit.**
11. **The tenant agrees that the landlord or his agent may, at any time, enter the unit to inspect it or make repairs. In the event of an emergency, the landlord may enter the unit using whatever force necessary.**
12. **The landlord will not provide heat or utilities (unless the building is heated).**
13. **In the event that the tenant is in default under this agreement for any reason whatsoever, the landlord will have the right to lock the unit until such time as the default has been remedied. Also refer to clause twenty four (24) of this agreement for further information in this regard.**
14. **The tenant will abide by all rules and regulations posted by the landlord, and is aware that rules and regulations may be subject to change without notification of the tenant.**
15. **The landlord may terminate this agreement at any time upon giving the tenant thirty (30) days notice in writing. Notice to the tenant shall be deemed to have been given five (5) clear days after being sent by registered mail, to the tenant's last known address on file at the office of the landlord.**
16. **In order to terminate this agreement for whatever reason, THE TENANT MUST GIVE THE LANDLORD THIRTY (30) DAYS NOTICE IN WRITING.**
17. **Upon expiration of this agreement for whatever reason, the tenant will give up possession and will leave the unit in as good and in as clean condition as it was at the original date of occupancy. Reasonable wear and tear and loss by fire not caused by the tenant is excepted.**
18. **The landlord suggests that your unit not be filled so tight that air cannot circulate around the goods being stored. Failure to comply with this suggestion could result in condensation problems arising in the unit. Should a unit be deemed overfilled and condensation problems occur the landlord shall not be held responsible.**
19. **Default and Remedy - Refer to clauses twenty one (21) through twenty seven (27) contained on the reverse side of this form.**
20. **Rates, Fees and Charges - Refer to clause twenty eight (28) contained on the reverse side of this form.**

- The tenant acknowledges that the storage unit has a door alarm and will ensure proper gate coding in and out of the facility will be performed at all times. Improper coding resulting in false alarms will result in a fee being charged by the landlord. _____ (tenants initial)
- The tenant acknowledges the existence of all rates, fees, charges and penalties contained in this agreement. The tenant in particular acknowledges that when rentals are not paid on time, late fees will automatically apply as well as the gate passcode will be rendered inoperable and access to the facility will be restricted. _____ (tenants initial)
- The tenant acknowledges receipt of a copy of a form headed "Helpful Hints To A Successful Self-Storage Experience" (or "Helpful Hints To A Successful RV Storage Experience" as appropriate) which is provided for information purposes only. _____ (tenants initial)

I have read and fully understand the above agreement and agree to abide by its contents.

Executed this _____ day of _____, 20_____.

Tenant

Landlord

DEFAULT AND REMEDY

21. The tenant is aware that the landlord does not invoice and that all rent payments, regardless of length of occupancy, are payable in advance on a month to month basis, and as such are due on the first day of each month of tenancy (first day unit rented). Month of tenancy means the monthly period on which the tenancy is based and is not necessarily a calendar month.
22. All monies, which may become due and payable under this agreement, will be deemed to be rent and recoverable as such.
23. Tenant's gate passcode will be rendered inoperable after rental payments (including charges, fees, etc.) become more than five (5) days, past due and will remain inoperable until such time that all monies due to the landlord are paid in full.
24. In the event the tenant is in default under this agreement for any reason whatsoever, and the tenant fails to remedy such default within five (5) days, the tenant's unit may be locked out with the landlord's manager's padlock until such time as the default has been fully remedied. The parties agree that the locking-out of the unit by the landlord shall not constitute forfeiture of the agreement or seizure of the contents.
25. In the event the tenant is in default under this agreement for any reason whatsoever, and the tenant fails to remedy such default within sixty (60) days, the landlord may, at his option and without further notice to the tenant, terminate this agreement, and whether or not this agreement has been terminated, the landlord will have the right to:
 - a) Forcibly enter the unit and take possession of the unit, removing the contents thereof; and
 - b) Sell the contents of the unit at a registered public auction and apply the proceeds to all monies owing under this agreement; firstly, for advertising in legal section, cost of removal of goods, commission payable to the auction house, a \$50.00 lien charge (administrative handling charge), etc., and the balance to outstanding rent;
26. In the event the landlord is required to obtain the services of a solicitor to enforce any of the provisions of this agreement, or to collect any monies owing hereunder, the tenant agrees to pay all solicitor's fees and legal costs of the landlord incurred, in addition to any other monies that may be owing.
27. The covenants contained in this agreement will extend and will be binding upon the parties, their heirs, executors, administrators, and assigns.

RATES, FEES, CHARGES AND PENALTIES

28. Tenant's existing rental rates may be increased from time to time subject to the landlord providing the tenant thirty (30) days notice in writing. Notice to the tenant shall be deemed to have been given five (5) days after being sent such notice by regular first class mail to the tenant's last known address on record at the office of the landlord. Other rates, fees, charges and penalties are posted on the bulletin board at the office of the landlord and are subject to change from time to time without notice to the tenant. Additional rates, fees, charges and penalties may be initiated at a future date due to possible changes in the circumstances in the landlord's operation. They will be posted on the bulletin board at the office of the landlord and will apply to this agreement without notice to the tenant.
 - a) **Rental Rates are subject to change from time to time.** Current rates will be posted on the landlord's bulletin board at all times.
 - b) **Penalties for late rental payments** - If rent is not paid on or before the date of tenancy each month, the tenant will be subject to a \$10.00* late charge 5 days after due date and another \$20.00* late charge 20 days after due date, and each month thereafter until rent and all fees and charges are fully paid.
 - c) **Penalty for returned cheques** - A fee of \$30.00* for a returned cheque will be charged to the tenant covering each returned cheque.
 - d) **Alarmed unit fee** - The landlord will levy a fee of \$40.00 when an alarmed door storage unit is alarmed during non-office hours.
 - e) **Fees to clean vacated storage units** - Further to clause seventeen (17) above, if the tenant fails to leave the vacated storage unit in a satisfactory manner, the landlord may levy a fee in order to recover the costs to have the unit cleaned. The landlord will assess each individual situation and levy a fee as appropriate to the individual circumstances. The tenant agrees to pay the fee assessed by the landlord.
 - f) **Charges to repair storage units caused by the tenant's negligence** - The tenant agrees to pay full costs for the repair of this damage to the storage unit, which occurred during the rental period of the tenant. These costs shall include all costs incurred by the landlord associated in obtaining reimbursement from the tenant.
 - g) **Lien charge (administrative handling charge)** - In the event that it is necessary for the landlord to proceed with auctioning of the contents as outlined in clause twenty five (25) above, the tenant agrees to pay a lien charge (administrative handling charge) of \$50.00.

*Subject to Change.