

NAME OF TENANT: _____ UNIT #: _____
 ADDRESS: _____ DRIVER LIC: _____
 EMAIL: _____ PHONE: _____
 CARD #: _____ EXP: _____ WORK: _____
 CREDIT CARD: VISA MASTERCARD OTHER
 TENANT INSURANCE: YES NO _____ (INITIAL)

RENTAL CONTRACT

Rental Rate: The tenant hereby agrees to rent from the landlord, SPACES SELF-STORAGE CENTRES premises known as Unit # _____ located at either 815 Reynolds Rd, Lansdowne, Ontario or 177 Kimmitt Side Rd. Napanee, Ontario (hereinafter called “the premises”) commencing on the _____ of _____, _____ on a monthly basis, at a rent of \$ _____ Plus GST in the amount of \$ _____ for a monthly total of \$ _____.

Payments are payable in advance or on the montly renewal date.

Storage Limits: The unit shall be used only for unheated storage. The tenant shall not introduce any heating device into the unit. The tenant shall not use or permit the unit to be used for storage of flammable substances, fertilizers, explosives, animals, or any other hazardous materials or substances or other articles which may constitute a nuisance, hazard or danger to the landlord, the premises, and/or other tenants.

Tenant Risks: The tenant assumes all risk in relation to the loss or damage to the contents of personal property of the tenant in the unit from any cause whatsoever. The landlord shall have no responsibility or liability for the loss or damage to such contents from any cause whatsoever. The tenant, and the tenant on behalf of the insurer, shall waive any rights of subrogation to any claim that the tenant may make to that insurer or against the Landlord for any liability relating to the loss of, or damage to, such contents or personal property. The tenant hereby agrees to indemnify the Landlord and to hold and save the Landlord harmless from any loss, damage, expense, or claim arising from the tenant’s act’s or omissions, and the Landlord shall not be liable to the tenant for any loss or damage that may result from, or through the act or omission of other tenants or of any other person.

Security Deposit: Upon signing this lease, the tenant shall pay a security, cleaning and damage deposit, in the amount of \$ _____. This deposit shall be returned to the tenant within fifteen (15) days after the unit is vacated, provided that the Landlord is satisfied that the unit is left in an undamaged and clean condition and that fifteen (15) days advance notice of vacating is given. The Landlord may retain any amount necessary for compensation for arrears of rent, cleaning, and/or damage costs.

Arrears of Rent: If the rent is in arrears for at least ten (10) days, or if the unit is not vacated upon termination of this contract, the Landlord may deem the unit abandoned along with the contents, therefore and upon ten (10) days notice in writing, sent by registered mail to the tenant at the above address, or last known address, the Landlord may retake possession of the unit and sell the contents thereof to satisfy all monies due to the Landlord for arrears of rent, cleaning, and/or damage charges and all other associated costs.

NSF Cheques: Shall be subject to an additional charge of \$30.00 each

Entry of Unit by Landlord: The Landlord reserves the right to enter the unit without notice, for the purpose of inspection whenever the Landlord deems that repairs are necessary, any hazardous condition exists, or for any other breech of this agreement.

Vacating the Unit: When the tenant wishes to vacate the unit and terminate the contract, he/she shall notify the Landlord fifteen (15) days in advance. He/She shall further notify the Landlord when all contents have been removed from the unit, including the tenants lock. The tenant shall be liable for rent until all conditions for vacating are fulfilled.

SPACES SELF STORAGE CENTRES
 per: _____
 TENANT: _____
 DATE: _____

RENT	
GST (845573070RT0001)	
SECURITY DEPOSIT	
TOTAL DUE	
AMOUNT PAID	
BALANCE DUE	