

Unit #	Date	Name	From	To (Projected)
Rate	H.S.T.	Deposit / Fixtures/etc.	Total	Cheques Rec'd
		/		

**McCASKIE SELF STORAGE INC.**

LOCATED 1629 WINHARA ROAD  
MAILING ADDRESS 190 PRATT CRESENT  
 GRAVENHURST ONTARIO PIP-IP6  
 PHONE 705-238-0065  
 E-MAIL: [McCaskieselfstorage@gmail.com](mailto:McCaskieselfstorage@gmail.com)  
[www.mccaskieselfstorage.com](http://www.mccaskieselfstorage.com)  
 H.S.T. REGISTRATION # 713129203

**STORAGE RENTAL AGREEMENT BETWEEN**

*McCaskie Self Storage Inc.: The Landlord And*

NAME \_\_\_\_\_; THE TENANT  
 ADDRESS \_\_\_\_\_  
 CITY/TOWN \_\_\_\_\_ POSTAL CODE \_\_\_\_\_  
 RES. PHONE \_\_\_\_\_ FAX \_\_\_\_\_ CELL \_\_\_\_\_  
 E-MAIL \_\_\_\_\_  
 EMPLOYER \_\_\_\_\_ ADDRESS \_\_\_\_\_  
 CITY/TOWN \_\_\_\_\_ POSTAL CODE \_\_\_\_\_  
 BUS. PHONE \_\_\_\_\_ FAX \_\_\_\_\_ CELL \_\_\_\_\_  
 ALTERNATE CONTACT \_\_\_\_\_ PHONE \_\_\_\_\_  
**OWNER OF CONTENT'S, IF NOT ABOVE;**  
 NAME \_\_\_\_\_ ADDRESS \_\_\_\_\_  
 CITY / TOWN \_\_\_\_\_ POSTAL CODE \_\_\_\_\_  
 RES. PHONE \_\_\_\_\_ FAX \_\_\_\_\_ CELL \_\_\_\_\_

***Rental Agreement Details***  
**Terms, Rules & Conditions**

- Tenant agrees to pay a monthly storage fee of \$ \_\_\_\_\_ plus H.S.T. payable monthly in advance for use of unit # \_\_\_\_\_ being approximately \_\_\_\_\_ feet by \_\_\_\_\_ feet due on or before the \_\_\_\_\_ day of each month.
- It is the responsibility of the Tenant to make payment on or before due date, a \$20.00 late payment fee will be applied to the account on the day following the due date. 30 day notice to vacate the unit may be issued following the second occurrence. A 2% per month interest charge will be applied to any outstanding account balance. It is not the responsibility of the Landlord to contact the Tenant regarding overdue rent, if rent becomes 60 days overdue the unit will be deemed abandoned and the contents will be disposed of. The disposal and clean up cost will be added to the account for collections.
- A deposit is required equal to 1 month storage fee and will be refunded after the Tenant moves out providing proper 30 day notice has been given and no damage or garbage is found.
- Storage fees are payable monthly in advance and are due on the rental agreement / move in date each month and are automatically renewed on a month to month basis and may be terminated with 30 days written / E-Mail notice by either the Landlord or the Tenant. Storage fees are not refundable.
- Tenants will be notified at least 30 days in advance of rate increases by email or notice posted on unit door.
- The minimum rental period is two months

- Prepay 11 months and get the 12<sup>th</sup> month free. For rent pre-paid yearly in advance, if the agreement is terminated with proper 30 day notice during that year, rent will be assessed on the number of months used at the regular rate.
- The rental agreement is not transferable except with the approval of the Landlord.
- Storage fees are for space only and no other services will be provided.
- Storage units are not climate controlled.
- The Landlord carries no insurance covering the Tenants goods / property and assumes no liability.
- The Tenant agrees to a service charge of \$50.00 on any dishonored cheques.
- It is the responsibility of the Tenant to update any changes of mailing / street address, E-Mail address or phone number to the Landlord immediately.
- The Tenant shall not store perishable, explosive or flammable goods or material in the storage area, allow any noxious odour or liquid of any kind to escape from the storage area, do any act or thing in the building which may disturb the quiet enjoyment of any other occupant of the building, or of lands and premises nearby, use the storage area for any unlawful purpose or any other purpose than the storage of the Tenant's goods / property, sublet or assign the right to store goods in the premises, store in the premises anything which shall be in violation of any order or requirement imposed by any Municipal, Provincial or Federal Authority, do any act or cause to be done any act in or about the premises which creates or may create a nuisance in or upon or in connection with the premises including the operation of power tools or equipment, carry on any business in the premises, penetrate the walls, ceilings, doors or floor of the unit with nails, screws, bolts or devices of any nature whatsoever, nor shall the Tenant damage, remove or modify or in any manner alter or change the equipment, if any, or the interior dimensions of the unit or the side walls, ceilings, doors or floor, place signs or lettering on or in the premises, allow any refuse, garbage or other loose or objectionable material to accumulate in or about the premises.
- The Tenant agrees that the Landlord and the Landlord's agents and other representatives shall have the right to forcibly or otherwise enter into and upon the premises or any part thereof, for the purpose of examining the same and removing any dangerous or offensive goods, or making such repairs or alterations therein as may be necessary for the safety and preservation of the storage unit and of the building of which it forms a part.
- No mechanical work or painting to be done on facility property.
- The roadways are plowed as soon as possible during the day following a snowfall. The Tenant is responsible for keeping the doorway area clear of ice and snow as well as snow removal in the immediate area of the doorway, sanding, salting or other winter condition maintenance in areas they may be out of their vehicles.
- The Tenant has the sole responsibility to insure any goods / property they have stored.
- The Tenant agrees that they assume all risks with respect to any goods / property they have stored.
- The Landlord is not responsible for any loss or damage to the Tenant goods / property resulting from water, gas, explosion, fire, rodents or other pests, windstorm, collapse, theft or acts of god.
- Only daylight hours of Facility / Unit access are allowed.
- The Tenant hereby agrees to indemnify and hold harmless the Landlord against any and all liability, claims, damages arising from or in any way relating to this agreement, the rented unit, the contents of the rented unit, the premises in which the rented unit is situated, including but not limited to damages for personal injuries of the Tenant and their invitees.

**Speed Limit on Facility Property is 10 KM / hour. PLEASE NO SPEEDING FOR THE CAMERAS!! May result in 30 day notice being issued**

I AGREE TO ABIDE BY THE TERMS AND CONDITION'S OF THIS AGREEMENT.

I AM THE LEGAL OWNER OF ALL GOODS STORED IN THIS UNIT, OR HAVE BEEN AUTHORIZED BY THE OWNER NOTED ABOVE TO STORE THESE GOODS.

TENANT SIGNATURE: \_\_\_\_\_ DATE \_\_\_\_\_