

**OSGOODE MINI STORAGE
LEASE AGREEMENT**

UNIT # _____

3131 River Road
Box 352
Osgoode, Ontario
K0A 2W0
Phone: 613 826-2511 Pager: 613 566-1837

This lease agreement is made and entered into on this _____ day of _____, 20_____

between Osgoode Mini Storage (lessor) and _____ (lessee).

Unit No.: _____ MONTHLY RENT: _____

Address: _____

GST: _____

TOTAL MONTHLY RENT: _____

DEPOSIT: _____

Phone #: _____ TOTAL DUE: _____

Emergency Contact: _____ Phone: _____

Driver's Licence No. _____ Province: _____

Payments will be received on the _____ day of every month.

Payment method: cash or cheque

Payment received up until (date): _____

This agreement is made in pursuance of the Short Forms of Lease Act between Lessor and Lessee (Tenant). Witness that in consideration of the rents, covenants and agreement, hereinafter reserved and contained on the part of Lessee, the Lessor does demise and lease to Lessee, his executors, administrators, or successors, the UNIT NO. designated above.

LESSEE AGREES TO THE FOLLOWING TERMS AND CONDITIONS:

1. This is a month to month Lease Agreement having a minimum term of one (1) month, commencing on the "lease date" stated above. The leased premises shall not be assigned or sublet without written consent of Lessor in the form of a new lease.
2. The "TOTAL MONTHLY RENT" is payable in advance to Lessor on or before the "RENT DUE DATE" stated above. Make cheques payable to Osgoode Mini Storage. Lessor may increase rent from time to time on giving 30 days written notice sent by ordinary mail to Lessee's last known address. The mailing date is deemed the commencement of the 30 day notice.
3. Lessee's TOTAL MONTHLY RENT shall be RECEIVED by lessor within seven (7) days of the "RENT DUE DATE". If the rent is not received by the end of the 7th day, the unit will be overlocked, a \$20.00 Late Fee will be added to the balance due, and access will be denied until all rent and late fees are paid in full. Delinquent payments may result in the termination of the lease agreement.
4. Lessee shall pay Lessor a \$25.00 charge for ANY returned cheque by the bank and a \$20.00 late fee if it should make the payment late.
5. If Lessee's rent is unpaid for thirty (30) consecutive days after it is due and payable, or upon breach of any conditions of the Lease, then in either case, it shall be lawful for Lessor to enter into said demise premises and repossess and enjoy the same.
6. In addition to further liens and remedies provided by law to secure and collect rent, Lessor shall have a lien for unpaid rent against Lessee's property which may be found upon the demised premises, and after thirty (30) days of default for the total balance due, Lessor shall be authorized to seize the property at said premises, have the property removed to another location at Lessee's expense and at the same monthly rental, and to sell the same at private or public auction. Proceeds of Lessee's seized property shall be applied to satisfy the costs of removal, storage, administration and sale thereof, and then to the arrears of rent and other charges due and owing to Lessor. The balance of the sale proceeds, if any, shall be returned to Lessee. If the sale proceeds do not satisfy the outstanding debt, Lessor shall have the right to pursue the payment of any deficiency. Provided Lessee absolves Lessor from damage liability incurred by lessee through removal and sale of Lessee's property for rent default; and provided

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Lessor is not bound by the Warehousemen's Lien Act or the Landlord and Tenant Act as those acts relate to distress procedures.

7. Lessee is responsible to notify Lessor in writing of any change of address, telephone number or persons authorized to access unit within 10 days of the change.

8. Lessor shall have the right to enter said unit at times of emergency for inspection, repairs, or when deemed necessary.

9. Lessee shall keep the storage space locked at all times. REMOVAL OF YOUR LOCK WILL CONSTITUTE ABANDONMENT.

10. The Lessor reserves the right to terminate the lease at any time.

11. LESSEE SHALL BE RESPONSIBLE FOR OBTAINING, AT LESSEE'S OWN EXPENSE, INSURANCE FOR THE PROPERTY STORED ON LESSOR'S PREMISES. LESSOR SHALL NOT BE RESPONSIBLE FOR DAMAGE OR LOSS TO SAID PROPERTY CAUSED BY MEANS OR BY ANY PERSON WHATSOEVER. THE STORAGE UNIT IS NEITHER HEATED NOR COOLED, IT IS THE LESSEE'S RESPONSIBILITY TO MAKE SURE GOODS WILL NOT BE AFFECTED BY COLD, HEAT OR HUMIDITY.

LESSEE'S INITIALS _____

12. Lessee holds Lessor harmless from all liabilities of whatever nature caused or created by the conduct of Lessor or his agents, savants, or employees on the premises owned by Lessor and of which the leased space is a part.

13. Lessee shall notify Lessor of intent to vacate the storage space 15 days in advance of such action. All items placed in Lessee's storage unit must be totally removed from the premises at the time of vacate.

14. Lessee shall keep premises in good condition, normal wear and tear expected. Lessee further agrees to reimburse Lessor for any hauling and disposal charges, repairs, modification or replacement of any building components damaged or removed by Lessee, his agents, guests, employees or servants.

15. The deposit may not be applied as rent and Lessor is not required to segregate deposits from other funds nor pay interest on deposits. The Deposit is refundable upon Tenant removing his property from the premises and abiding by all the terms and conditions of the agreement. Any deposit refund will be sent by ordinary mail.

16. Lessee agrees to use the unit for storage of personal property and household goods owned by Lessee. Lessee also agrees that the premises will not be used for operation of any business, human or animal occupancy or any unlawful purpose. Lessee agrees not to store food, flammable, volatile, explosives or dangerous goods on the premises. The Lessor shall have the right to inspect all goods to be stored and shall have the further right to enter upon and remove from the storage unit, any goods stored by the Lessee that are deemed flammable or dangerous and such removal shall be at the expense of the Lessee.

17. The user agrees to abide by all the rules and policies that are now in effect or that may be put into effect from time to time by Osgoode Mini Storage.

I have read and understood the above terms and conditions of this Lease.

LESSEE: _____

LESSOR/AGENT: _____

DATE: _____

GST#: 875576019