

# HARCOURT SELF STORAGE

3883 County Road Loop 648  
Harcourt - Ontario  
705-448-3159

Made the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  
month

**B E T W E E N:**

**HARCOURT SELF STORAGE  
LYLE DONALDSON**

**(the "Lessor")**

**-and-**

\_\_\_\_\_

**(the "Lessee")**

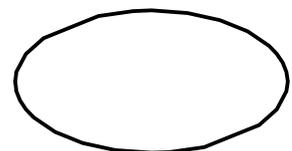
**THIS LEASE** made in pursuance of the Short Forms of Leases Act is executed in duplicate between the Lessor and the Lessee, whose name, residence and address are set forth below, for the purpose of leasing or renting certain enclosed or parking space as hereinafter described and with the express and understanding agreement that no bailment or deposit of goods for housekeeping is intended or created hereunder.

**IT IS AGREED** by and between Lessor and Lessee as follows:

**1. DESCRIPTION OF UNIT/SPACE AND PROJECT.** Lessor leases to Lessee and Lessee leases from Lessor storage space referenced below as Unit/Space number. Excluded from the Unit/Space are the outer surfaces for all walls and of the door and of the roof enclosing the Unit/Space. The Lessee hereby specifically acknowledges being advised, and agrees, that the Unit/Space is not and will not be heated or cooled at anytime during the term hereof unless renting a specifically designed "climate-controlled" enclosed Unit/Space. Lessee has examined the Unit/Space and the project and agrees that the Unit/Space and the common areas of the Project are satisfactory for all purposes, including the safety and security thereof, for which Lessee shall use the Unit/Space or the common areas of the Project.

**2. TERM.** The term of this lease shall commence as of the date of the Lessee signature and shall continue on a month to month tenancy until terminated in accordance with this agreement.

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**3.USE OF UNIT/SPACE AND COMPLIANCE WITH LAW.** Lessee shall store only personal property that Lessee owns and will not store property that is claimed by another or in which another has any right, title, or interest. Lessee understands and agrees that Lessor need not be concerned with the kind, quantity or value of personal property or other goods stored by the Lessee in or about the Unit/Space pursuant to this Lease. Lessee shall not store any improperly packaged food or perishable goods, flammable materials, explosives or other inherently dangerous material nor perform any activity unrelated to storing, shipping or receiving in the Unit/Space or the project. Lessee shall not store any personal property in the Unit/Space which would result in the violation of any law or regulation of any governmental authority. No mechanical repairs or maintenance shall be done by the Lessee on the property Unit/Space. No garbage is to left by the Lessee in or around the property and or Unit/Space.

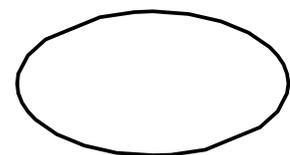
**4. ACCESS.** Lessee shall have access to the Unit/Space and the common areas of the Project only between the hours of 6:00am to 11:00 pm. Only parties mentioned on this agreement, have access to the Unit/Space in which rented by the Lessee.

**5. INSURANCE ALL PROPERTY IS STORED BY LESSEE AT LESSEE'S OWN RISK. INSURANCE FOR BOTH PERSONAL PROPERTY AND LIABILITY IS LESSEE'S SOLE RESPONSIBILITY.** Lessee must obtain insurance, covering damage by fire, extended coverage perils, vandalism, burglary and all other risks of any nature for the full value of Lessee's property. Lessee understands that the Lessor will not insure Lessee's property. Lessee may obtain insurance from the insurance company of Lessee's choice.

**6.ABANDONMENT.** If rent is not paid and remains due and unpaid at the close of business on the monthly rent due date, the Lessee's rent due is deemed in default. After 21 days past date of default, lessor may reasonably assume that Lessee has abandoned the Unit/Space and any personal property, and at the lessor's option, the Unit/Space shall be deemed abandoned and this lease terminated. Notwithstanding the foregoing, in the event the Lessor otherwise reasonably determines that the Lessee has abandoned the Unit/Space, at the Lessor's option, the Unit/Space and any personal property located in, on or about the Unit/Space shall be deemed abandoned and this lease terminated. Further in the event of an abandonment of the Unit/Space or any other termination of this lease or Lessee's rights to possession of the Unit/Space , the Lessor may sell, destroy, or otherwise dispose of any personal property thereafter remaining in, on or about the Unit/Space, and shall not be liable to the Lessee for any loss or damage thereby caused to the Lessee. After any sale of the Lessee's personal property the Lessor shall only be liable to the Lessee for a 90 day period following such sale for remainder, if any, of the proceeds of sale after deduction of the rent and other charges provided for herein and the Lessor costs in realizing the same. Lessee must make a written claim upon the Lessor for such surplus with such 90 day period, or the same shall belong absolutely to the Lessor.

**7.LOCK.** Lessee shall provide, at Lessee's own expense, a lock for the Unit/Space which Lessee's sole discretion deems sufficient to secure the Unit/Space. Lessee shall provide Lessor with a key and/or combination to Lessee's lock. No access cards are available, for the Harcourt Self Storage.

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**8. RIGHT TO ENTER, INSPECT AND REPAIR UNIT/SPACE.** Lessee shall grant Lessor, Lessor agents or the representative of any governmental authority, including police and fire officials, access to the Unit/Space upon (24) hours notice to Lessee. In the event Lessee shall not grant access to the Unit/Space as required, or in the event of an emergency or upon default of any of Lessee's obligations under this Lease, Lessor, Lessor agents or the representative of any governmental authority shall have the right but not the obligation, to remove the Lessee's lock's and enter the Unit/Space for the purpose of examining the Unit/Space or the contents thereof for the purpose of making repairs or alterations to the Unit/Space and taking such other action as may be necessary or appropriate to preserve the Unit/Space, or to comply with applicable law including any applicable local, provincial or federal or regulation governing hazardous or toxic substance, material or waste, or to enforce any of the Lessor's rights. In the event of any damage or injury to the Unit/Space or the project arising from the negligent or deliberate act or omissions of the Lessee, or for which Lessee is otherwise responsible, all expenses reasonably incurred by the Lessor to clean-up, repair or restore the Unit/Space or the project including any expense incurred in connection with any investigation of the site conditions, or any clean-up, removal or restoration work required by any applicable local, provincial or federal law or regulation or agency regulation any hazardous or toxic substance, material or waste, shall be paid by other Lessee as additional rent and shall be due upon demand by Lessor.

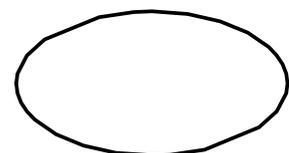
**9.PARKING.** There shall only be parking while loading or unloading personal property at Harcourt Self Storage.

**10.RELEASE OF LESSEE'S INFORMATION.** Lessee's hereby authorizes Lessor to collect, use and release any personal information regarding Lessee and Lessee's tenancy that allows Lessor to effectively service Lessee's account and as may be required by law or requested by governmental authorities or agencies, law enforcement agencies or courts. Lessor may cooperate with and disclose all information regarding property stored in Lessee's Unit/Space to lien holders or other parties with an interest in said property. Lessor agrees to provide Lessee with a copy of Lessor's personal information protection and privacy policy if so requested.

**11.RENT.** Lessee shall pay the Lessor as a monthly rent, without deduction, prior notice, demand or billing statement, the monthly rent sum plus GST and any other tax or levy on the day of each calendar month ( herein after referred to as "Monthly Rent Due Date") referenced below.

**12.PAYMENT.** Rent can be paid on the date specified below, of each month, by cash or credit card. Paying with post-dated cheques is also an option if, Lessor agrees and time of occupancy is determined.

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**MAKE CHEQUES PAYABLE TO: DONALDSON ELECTRIC**

UNIT/SPACE: \_\_\_\_\_

MONTHLY RENT GST/ HST INCLUDED \$ \_\_\_\_\_

Monthly Rent Due Date: FIRST \_\_\_\_\_ day of each month.

Lessee Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Lessor Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Lessee Information: (please print)

NAME \_\_\_\_\_

ADDRESS \_\_\_\_\_  
\_\_\_\_\_

CITY, PROVINCE, POSTAL CODE: \_\_\_\_\_  
\_\_\_\_\_

TELEPHONE \_\_\_\_\_ E-MAIL \_\_\_\_\_

DRIVER'S LICENCE \_\_\_\_\_

PLACE OF EMPLOYMENT \_\_\_\_\_

**CREDIT CARD Type** \_\_\_\_\_ **Name** \_\_\_\_\_

**Number** \_\_\_\_\_ **Expiry date** \_\_\_\_\_

**EMERGENCY CONTACT INFORMATION**

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

CITY, PROVINCE, POSTAL CODE \_\_\_\_\_  
\_\_\_\_\_

TELEPHONE \_\_\_\_\_ E-MAIL \_\_\_\_\_

**VEHICLE STORAGE INFORMATION**

NAME ON OWNERSHIP: \_\_\_\_\_

V.I.N. NUMBER: \_\_\_\_\_

LICENCE PLATE: \_\_\_\_\_

EXPIRY DATE: \_\_\_\_\_

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