

THIS AGREEMENT made this between Corridor Self Storage, of Elmsdale, Nova Scotia hereinafter referred to as "LANDLORD" and

(Customers Name) Derek Smith, hereinafter referred to as "TENANT".

(Customers Address) _____

Phone: _____ Rate \$50/Month Security / Lock Deposit \$: NA

Credit Card # _____ Expiration: _____ Postal Code (Required): _____

The management of Corridor Self Storage will endeavor to protect all personal property on the premises, but in no way accepts or assumes any responsibility for the loss or damage to said property by fire, theft, vandalism, robbery, acts of God, or damage of any kind to said property.

The undersigned hereby releases Corridor Self Storage and its owners and agents from all responsibility of fire, theft, vandalism, robbery, acts of God or damage of any kind to the property of said undersigned.

Date: _____

(Customers Signature) _____

STORAGE RULES AND POLICY

1. All rent due and payable in advance.
2. \$10.00 late Fee charged after the 10th day of when the rent is due.
3. \$15.00 Charge on all NSF checks.
4. Landlord must be notified 15 days prior to when you plan to vacate, or another month's rent is due (for monthly tenants).
5. Tenant agrees that at the expiration of the term of this lease, the premises will be returned in as good condition as when rented, normal wear accepted.
6. Tenant agrees not to let, sublet, or assign the whole, or any part of the premises without written consent of the landlord.
7. Tenant shall not keep or have on the premises, any article or thing of a dangerous, inflammable, or explosive character, which might be considered hazardous by a responsible insurance company.
8. When storage rent is 15 days past due, unit will be double locked by landlord, and no entry allowed until account is paid in full.
9. **The lessor (landlord) has a lien on the property stored in a leased space the day the rent is unpaid and due. The property stored in the leased space may be sold to satisfy the lien if the occupant is in default.**
10. **Any insurance protecting personal property stored within the storage space, against fire, theft, or damage must be provided by the occupant.**
11. **Tenant is required to disclose any lien holders or secured parties who may have an interest in property that is, or will be stored in this storage facility.**

I have read and understand the Storage Rules and Policy X _____

COVENANTS, CONDITIONS, AND AGREEMENTS:

As a further consideration for the use and occupancy of said premises the parties hereby agree to faithfully keep and be bound by the following **covenants, conditions, and agreements**, viz:

The premises are to be kept in a clean and sanitary condition by Tenant and all debris or other garbage which may accumulate thereon during the term are to be removed, and, in case of failure to remove the same, Landlord may collect as rent due and in arrears double the cost of removal.

Electricity may be provided by Landlord and no electricity shall be used by Tenant except for lighting, unless permitted in writing by Landlord. Outdoor receptacles are for temporary use only such as powering a vacuum cleaner, air pump, light, battery charger, etc. Outdoor receptacles are not to be used to power air conditioners or supply power to RVs stored in the facility. Any other service for the use of the Tenant furnished by any Public Service Company during the said term shall not be used unless approved in writing by Landlord and the cost of same shall be paid for by Tenant, unless otherwise provided herein, or the same may be collected by Landlord as rent due and in arrears. Landlord will pay real estate taxes on said premises.

All items and articles must be stored inside the unit leased to Tenant and will not be kept outside the storage building. Flammable liquids and used tires may not be stored inside or outside of the unit.

Alcoholic beverages or illegal drugs may not be consumed on the premises. No person under the influence of alcohol or illegal drugs is permitted on the property.

No unlawful business shall at any time be carried on upon or from said premises.

Landlord expressly reserves the right to enter upon the premises at reasonable times for the purpose of making necessary inspection, repairs, or to show the same to prospective purchasers or lessees, and may display "For Rent" or "For Sale" cards thereon.

Acceptance by Landlord of any of the said rent at any time after the same shall become due, after such default has been made in the payment thereof, or any failure to enforce any of the rights herein reserved to Landlord, or any of the penalties, forfeitures or conditions herein contained, shall not in any wise be considered a waiver of the right to enforce the same at any time without any notice whatsoever, and any attempt to collect the rent by one proceeding shall not be considered as a waiver of the right to collect the same by any other proceeding, but all of the rights of Landlord, and all forfeitures, penalties and conditions may be enforced together or successively at the option of Landlord.

It is further agreed that if Tenant shall become insolvent, make an assignment for the benefit of creditors, commit any act of bankruptcy, file a voluntary petition in bankruptcy, or if any judgment shall be entered or an involuntary petition in bankruptcy filed against Tenant, all the rent reserved for the full term of this lease shall become due and collectible immediately by distress or otherwise.

The Prothonotary or any attorney of any Court of Record of Nova Scotia is hereby authorized to appear for and confess a judgment against Tenant and in favor of Landlord for the whole amount of said rent as hereinbefore set forth, together with an attorney's commission of ten (10%) percent on collection.

And Tenant hereby waives the usual notice to quit, and agrees to surrender said premises at the expiration of said term, or the termination of this lease, without any notice whatsoever. And upon any proceeding instituted for the recovery of said rent, Tenant waives the benefit of all appraisement, stay and exemption laws, the right of inquisition on real estate, and all bankruptcy or insolvency laws now in force or hereafter passed.

It is further agreed that the terms and conditions of this Lease Agreement shall in no way be changed or altered, except by a writing signed by all of the parties hereto; and if the said Tenant shall continue in possession of the said premises after the expiration of said term, at the option of the Landlord such holding over may be held and deemed a renewal of this Agreement for another like term, the same as though a new Agreement of leasing, identical with this, had been executed and delivered by the said parties hereto for a succeeding term.

The conditions of this Agreement shall extend to the heirs, administrators, executors and/or successors of all parties hereto.

I have read and understand the **covenants, conditions, and agreements** X _____