

**User Agreement**

**Corridor Self Storage**

541 Highway #2 Unit #4

Elmsdale, Nova Scotia

B2S-1A4

Corridorselfstorage@hotmail.com

Unit#	Entry Door Code# -----
Name:	Door Alarm Code# -----
Adress:	Unit Alarm Code# -----
Phone (home)	(work)
Email :	

In consideration of the fees and charges set forth and subject to the Terms and Conditions contained herein and in Schedule "A" hereto, the Owner agrees to permit the User to the Space indicated for the storage of personal property and chattels for the MINIMUM PERIOD OF 30 days AUTOMATIC RENEWALS THEREAFTER UNTIL TERIMATION.

Within limiting the generality of the foregoing the User agrees and acknowledges that:

1. The Space is satisfactory for his/her purpose.
2. All property and chattels brought on the Premises or left in the Space and the User coming to and being on the Premises shall be at the User's sole risk and the Owner is in no way or under and circumstances responsible or liable for loss, injury derived from any cause including acts, omissions or other defaults whatsoever, whether negligent or not, of the Owner, its employees, agents, customers or invitees.
3. Insurance on your personal property and chattels is the responsibility of the renter, and in no way is the owner responsible for lost, stolen or damaged property.
4. The User shall keep the Space locked and secure at all times with no more than one padlock.
5. The Owner has made no representations or warranties, expressed or implied, or any nature whatsoever in connection with the condition of the Premises or the Space and shall not be liable for any patent or latent defects therein.
6. A \$5.00 ADMINISTRATION CHARGE SHALL BE ASSESSED IF FEES ARE PAID AFTER A PAYMENT DUE DATE. AN ADDITIONAL \$15.00 CHARGE WILL BE APPLIED EVERY 7 DAYS THE ACCOUNT REMAINS OUTSTANDING. THIS INCLUDES DECLINED CREDIT CARD PAYMENTS.
7. It is the responsibility of the User to report, in writing to the Owner, any changes of address, phone number, etc.
8. **TERMINATION NOTICE MUST BE GIVIEN IN WRITING TWO WEEKS IN ADVANCE OF VACATING THE UNIT.**

## **SCHEDULE "A"**

### Terms and Conditions

**ACCESS-** Upon execution of the within agreement the Owner shall provide the 'User' with an exclusive password number for the sole purpose of entering and exiting the premises by means of the Owner's computerized door and security devices. The User agrees to be solely responsible and to hold the Owner indemnified and saved harmless against and claims resulting from the Users misuse of the user password number. The Owner reserves the right to restrict access to the Premises and to the Space at any time. The User shall have access to and from the Premises during the hours established by the Owner. The hallways, entrances and driveways shall not be obstructed by any user or used for any purpose other than for loading and unloading stored property and the User shall at all times allow the Owner, its employees and other users reasonable access to other spaces. The over head door must remain open while a person is in the space.

**Under no circumstance is a user to enter the site without entering the access code. If another person is entering or exiting the building the User must still enter his or her access code in order to come in and out.**

**USE (SIGNS, ALTERATIONS, FIXTURES)-** The users shall use the Space only for the storage of property or chattels and for no other purpose. The User acknowledges its responsibility for keeping the said Space in a good state of preservation and cleanliness during this agreement. The User shall not store animals/reptiles or improperly packaged food or perishable goods, flammable material, explosives or other inherently dangerous material or any goods, of which the storage is contrary to Municipal By Laws, the laws of Nova Scotia or the laws of Canada. The User shall not disturb the quiet enjoyment of any other user of the premises of which the Space is part or which would violate any law. **The User specifically understands that the Use Agreement does not create a bailment of deposit of goods for safekeeping.** The Space is provided with one LED light, and any other use of the electrical outlet is strictly prohibited. Light must be shut off before exiting the Space. The Space is designed for a heated storage. The User shall make no alterations or improvements to the space without the prior written consent of the Owner. Signs, spikes, hooks, nails, screws or knobs shall not be put into the walls, ceilings, floors, frames or doors. When storing vehicles of any kind, cardboard or other material is to be placed underneath the vehicle to prevent oil stains on the concrete floor.

**INSPECTIONS AND RELOCATION-** Without prior notice to the User, the Owner may forcibly or otherwise enter the Space for the purpose of inspection whenever the Owner believes that the Space has been abandoned or that hazardous condition and/or nuisance has been created or is occurring in the Space or for making repairs to the interior of the door or unit. The Owner

reserves the right to relocate the User to any space comparable in size without expense to the User.

**MAINTENANCE-** The User shall not place or allow to be deposited in the corridors or driveways or anywhere else on the Owner's property, waste paper, garbage, refuse or anything that shall tend to make the premises unclean or untidy. The User must observe strict care not to allow doors to be left open so as to admit rain, snow, rodents, etc.

**SECURITY DEPOSIT-** The security deposit (\$30) shall be returned to the User within four weeks of the User relinquishing the Space to the Owner, less all charges for cleaning, repairing and replacement of any missing items as well as any outstanding rental. An charges in excess of the \$30.00 will be invoiced accordingly.

**PAYMENTS-** The User agrees to make payments without receiving invoices, statements, demand or prior notices. All payments are to be paid in advance and in an amount equal to or greater than that indicated by the Use Agreement. The Use Agreement automatically renews for a 30 day period unless the User has complied with the termination procedures. Payment is to be by cash/debit, cheque, or credit card and delivered to the address below. The Owner at its sole discretion has the right to adjust the rates with respect to any renewal hereof without the user's consent or prior notice. Any user will be denied access to the Premises if their Space payments are not received on or before the User's due date. In the event that a payment is not made on or before the User's due date, or in the event of a dishonored bank cheque from the User to the Owner, the User agrees to pay liquidated damages for the said late payment and for the said dishonored bank cheque as well as all related administrative charges and/or cost as additional fees (Charges are outlined in the Use Agreement).

Payment Address;

Corridor Self Storage

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Elmsdale, NS B2S1A4

Corridorselfstorage@hotmail.com

**TERMINATION-** Either the owner or the User may terminate this agreement by giving the minimum of fourteen (14) days written notice addressed or emailed to the premises. Upon termination, the User agrees to provide the owner with a forwarding address and to completely vacate the Space, leaving it in good and clean condition, and allow the Owner to inspect the Space to verify its final condition and content. Failure to comply with the foregoing entitles the Owner at its sole discretion to clean up and/or charges unpaid as well as cleaning and repair costs. Notice

of the Owner's intention to terminate shall be by prepaid registered mail to the most recent address provided by the User.

**ABANDONMENT-** If the User has left without providing termination notice, the User agrees that the Owner may assume that the User has abandoned the Space and any property or chattels located there in on the said day of termination and the owner may deem the space abandoned and the Use Agreement terminated. Notwithstanding anything previously stated, should the owner otherwise reasonably determine that the User has abandoned the Space, then at the Owner's option the Space may be deemed abandoned, the use agreement terminated and any property or chattels left on or about the premises sold, destroyed or disposed of at the owners option. The User expressly waives the benefit of any present or future act or regulation of the province of Nova Scotia or of Canada or any municipal By-law limiting the right of the Owner to deal with the property left upon or about the premises or Space as hereinbefore and hereinafter provided.

Should the User be in default, sue and unpaid for 30 consecutive days, the User agrees that a that a company representative may cut the lock and enter the User's storage unit so as to inventory and assess the value of the goods therein without affecting the owner's right to recover charges hereunder. In the event that the account remains outstanding for 90 consecutive days the Owner may opt to sell the contents of the User's unit via public auction. If such property or chattels are sold the liability of the owner to the User shall be limited to the remainder, if any, of the proceeds of the sale of the goods after the deduction of rent and all other costs incurred by the owner in carrying out the said sale for a period limited to ninety (90) days following such sale. Charges to the User will include outstanding rent, late fees, the cost of serving notice, advertising and any additional expenses incurred in preparing for the sale up until the time full payment is made to the Owner by the User.

**BANKRUPTCY-** If the User makes an assignment for the benefit of the creditors, becomes insolvent or bankrupt or shall become subject to any enactment relating to liquidation, winding up or seizure of property then this Use Agreement shall cease and an amount equivalent to the outstanding rental and any liquidation charges shall be immediately due and payable.

**NOTICES-** Except as otherwise provided in the Use Agreement all notices or demands may be personally served or may be served by registered mail. Service of a notice or demand shall be deemed to be complete on the day it is delivered personally or, if mailed, on the third business day following the date of registration. Notices to the User shall be to the most recent address provided by the User. Notices to the Owner shall be addressed to the address noted under Payments.

**AMENDMENT-** The Owner, in its judgment, reserves the right to establish, waive, amend or cancel the Terms and Conditions and is not liable to the Users for breach thereof. If any provision of the Use Agreement shall be deemed invalid under any application law, such provisions shall

be in effective only to the extent that such prohibition does not invalidate the remaining provision of the Use Agreement.

The sole owner of the property and equity within the unit is:

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

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

\_\_\_\_\_  
Accepted by the User's signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Corridor Self Storage representative