

**BEAVER CONTAINER SYSTEMS
EAGER BEAVER FOREST PRODUCTS LTD.**

490 2nd Ave. S. SASKATOON SK S7N 4H5
(306) 220-1278

SELF-STORAGE / RENTAL AGREEMENT

This Agreement Dated the _____ day of _____, 20____

Between the Lessor: **Eager Beaver Products Ltd. (Beaver Container Systems)**
And the Lessee:

(Name)

(Address and Phone number)

For Rental of:

(Storage Unit Size and Number)

Monthly Rental Fee: _____

(Payable in advance of the 1st of each month)

In witness whereof the Lessor agrees to lease to the Lessee, and the Lessee agrees to lease from the Lessor, a storage unit for the purpose of storing the Lessee's personal property, on the terms and conditions set out herein.

BY SIGNING THIS LEASE AGREEMENT YOU SPECIFICALLY RELEASE THE LESSOR FROM ANY RESPONSIBILITY FOR THE PROTECTION, GUARDING, AND SAFETY OF, OR RESPONSIBILITY AND LIABILITY FOR, DAMAGE TO YOUR GOODS, AND ACKNOWLEDGE THE LESSOR IS NOT THE CUSTODIAN OF YOUR GOODS, BUT MERELY A LESSOR OF THE STORAGE UNIT.

(Lessee Signature)

(Lessee Signature)

The parties covenant and agree that the following terms and conditions bind both parties and are express terms of the Self-Storage Rental Agreement:

1. The Monthly Rental Fee, specified above, is payable in advance, on or before the 1st day of each calendar month. The Lessee shall provide to the Lessor either a series of post-dated cheques for payment of the monthly rental fee, or such authorization and information needed to have the Lessor charge the monthly rental fee to the Lessee's credit card each month.
2. The Lessor hereby leases to the Lessee, a Storage Unit for the purposes of the Lessee's personal, unheated, storage only. The Lessee shall not, at any time, use the Storage Unit for storage of flammable, hazardous, dangerous, illegal, stolen, perishable, environmentally harmful or explosive goods, firearms or weapons, biohazardous items, drugs, animals, or such other articles which may constitute a nuisance, hazard or danger to the Lessor, or the Storage Unit.
3. Upon signing this lease, the Lessee shall pay a security and damage deposit, in the amount of \$ _____. This deposit shall be returned to the Lessee within fifteen (15) days after the Storage Unit is vacated, and returned to the Lessor, provided that the Lessor is satisfied that the Storage Unit is left in an undamaged and clean condition and that sixty (60) days advance notice of vacating is given. The Lessor may retain any amount necessary for compensation for arrears of rent, cleaning, and/or damage costs.
4. This lease agreement shall continue on a month to month basis, provided that either party may terminate this agreement upon 60 days written notice to the other, such notice to be provided before the end of the month. In the event that the Lessee terminates this lease agreement, but fails to remove their belongings from the Storage Unit, the Lessor may remove the Storage Unit, together with any contents thereof, and the Lessee shall be deemed to be an over-holding tenant, and shall be responsible to continue to pay the Monthly Rental Fee for so long as their property remains in the Storage Unit.
5. The Lessee expressly agrees that the Lessor has not made any representations or warranties about the condition of the Storage Unit, or the suitability of the Storage Unit for storage of the Lessee's belongings. This agreement constitutes the entire and only agreement between the parties hereto and supersedes and cancels any and all pre-existing agreements and understandings between the parties relating to the subject matter hereof. Any implied warranties of merchantability or fitness for a particular purpose, and all other warranties, express or implied are hereby excluded.
6. Goods are stored at the Lessee's sole risk. The Lessee assumes all risk in relation to the loss or damage to the contents of personal property of the Lessee in the Storage Unit from any cause whatsoever. The Lessee shall be solely responsible to obtain and pay for such insurance coverage as the Lessee may wish on the Lessee's personal property kept in the Storage Unit.
7. The Lessor is not liable for the loss or damage of any goods stored on its premises, or in the Storage Unit, from any cause whatsoever. The Lessee hereby waives any rights against the Lessor for any liability relating to the loss of, or damage to, the contents of the Storage Unit, or personal property.
8. The Lessor is not liable for any damage to the Lessee's real property, or any personal injury sustained by any party. The Lessee hereby releases the Lessor of and from all liability for all claims, demands, losses, or causes of action whatsoever arising due to any injury, loss, or damage to the Lessee's real property as a result of the placement or removal of the Storage Unit, and for any personal injury the Lessee or any other person may sustain during use of the Storage Unit.
9. If the Monthly Rental Fee remains in arrears for at least seven (7) days, or if the Storage Unit is not vacated upon termination of this contract, the Lessor may retake possession of the Storage Unit, together with any contents therein, and, upon twenty-one (21) days notice in writing, sent by registered mail to the Lessee at the above address, or last known address, the Lessor may deem the contents of the Storage Unit abandoned and sell the contents thereof to satisfy all monies due to the Lessor for arrears of rent, cleaning, and/or damage charges and all other associated costs. The Lessee is hereby deemed to provide the Lessor with express consent to enter onto their real property for the purposes of retrieving and retaking possession of the Storage Unit.
10. The Lessee agrees that if the Lessor retakes possession of the Storage Unit and the Lessee's contents therein, the Lessor shall have the right to (a) dispose of the contents by public and/or private sale, upon such terms and conditions as the Lessor deems reasonable, and (b) apply the proceeds of the sale firstly to the cost of such sale, secondly to the payment of any amount due and owing from the Lessee to the Lessor under the terms of this Lease, and any excess amount will be held by the Lessor for 90 days. The Lessor shall pay the excess sale proceeds to the Lessee upon the Lessee's demand, if such demand is made within 90 days. If the Lessee fails to demand the excess sale proceeds within 90 days, the Lessor shall be entitled to retain the excess funds for its own use absolutely.
11. The Lessee shall keep the Storage Unit in good condition and repair, subject only to reasonable wear and tear. The Lessee shall not make any alterations to the Storage Unit without the prior written consent of the Lessor. No fastening, drilling, or attaching anything to the walls of the Storage Unit. The Lessee has accepted the Storage Unit in broom-clean condition, and shall return the Storage Unit to the Lessor at the end of the lease in broom-clean condition.
12. If the Storage Unit is on the Lessor's property, the Lessor may relocate the Storage Unit on its premises in order to accommodate repairs or improvements to the Lessor's premises, but the Lessor shall not otherwise unreasonably interfere with the Lessee's use of the Storage Unit if the Lessee is not in default.
13. Under no circumstances shall the Lessee attempt to, or move, the Storage Unit from the location where it is placed by the Lessor. If the Lessee wishes to have the Storage Unit moved from its original location, the Lessee shall contact the Lessor, and the Lessor may move the Storage Unit, as the Lessor in their sole discretion determines, and the costs of such relocation shall be billed to the Lessee. The Lessee shall be held responsible for any damages to the Storage Unit as a result of the Lessee moving, or attempting to move the Storage Unit, in breach of this provision.
14. The Lessor reserves the right to enter the Storage Unit on 24 hours notice, for the purpose of inspection whenever the Lessor deems that repairs are necessary, any hazardous condition exists, when the Lessee is in default hereunder, or for any other breach of this agreement.
15. The Lessee shall not assign this lease or the Storage Unit, or any part thereof, without obtaining written consent of the Lessor in advance.

The Lessee hereby acknowledges that it has been made aware that the above terms and conditions apply to the Self Storage Rental Agreement between Eager Beaver Products Ltd. (Beaver Container Systems) and itself.

Lessee Signature _____