

Name:  
Spot #:  
Plate #:

Agreement Date:  
Unit Description:



## Storage Rental Agreement

This storage rental agreement has been entered into on \_\_\_\_\_ by and between the parties of \_\_\_\_\_ (renter) and Good Wood Guys Firewood Company Inc. (landlord). The parties are in agreement on the following:

### Rented storage stall

Renter hereby grants Lessee use of the following storage stall, pursuant to the terms of this storage rental agreement:

**Facility Name:** The Good Wood Guys - Storage Division

**Facility Address:** Highway # 6 and Foxleigh Road, RM of Lumsden

**Stall Number:**

**Unit Description:**

### Terms and conditions

#### Term

The renter agrees to rent the storage located at SW-17-19-19-W2M (Foxleigh Road) on a yearly term beginning on \_\_\_\_\_ until terminated or revised. This storage rental agreement shall remain in full effect for the term or is cancelled by either party.

## **Rent**

The renter shall pay the full fee upon signing of the contract and the rate will be: \$425 plus 5% GST for a total of \$446.25 on a yearly term for the rental of the storage space.

All contracts are subject to review at the expiry of the contract term, and can be continued, amended or cancelled at that time. If the contract is cancelled at term end the rental party will remove their property at their expense. Removal will be on or before the expiry date unless negotiated by both Parties. Any charges incurred by the landlord for the removal of, or damage caused by the renter will be recompensed by the renter.

In the event the Landlord does not receive rent for the term within 10 days of the payment's due date, the renter will be charged a late fee of \$25. In the event of a returned cheque, the renter shall pay a \$50 return cheque fee.

Payment can be done through e-transfer (goodwoodguys2021@gmail.com), cheque (The Good Wood Guys), or cash.

## **Use of premises**

The renter shall use the storage stall for storage purposes only and will not store live animals or perishable goods inside the premises.

The Lessee acknowledges that the unit is not to be used as a dwelling, place of business, or for any purposes other than storage of personal property. Accordingly, the renter will not sublet the stall to renters.

The renter may not store anything outside the secure storage stall provided. Illegal activities and items are prohibited on the premises at all times.

The property stored inside the unit is the sole responsibility of the renter. The Landlord does not assume or imply responsibility for the Lessee's property at any time. Upon cancellation of this storage rental agreement, the renter shall have 24 hours to remove all property from the stall being rented. Any property remaining in the stall past that time shall become the property of the landlord.

The landlord will hold no liability for any damages that may incur from the items being stored on the property.

## **Maintenance**

The renter will keep the stored unit in a clean and well-kept condition at all times during this storage rental agreement.

This rental agreement shall be subject to the jurisdiction of Saskatchewan. Furthermore, both parties agree to seek mediation prior to any legal proceedings taking place.

## **Security and liability**

The renter understands there will be no provided security for the storage space, and all property stored will be under the sole liability of the renter.

The Landlord will not be responsible for any loss or damages that may incur from the storage of property.

## **Damages**

The renter agrees to be held solely responsible for any damages they cause to other property stored within the storage properly.

## **Rules and regulations**

The renter must agree to the following rules while using the storage unit:

1. The storage stall must be vacated on or before the day the Agreement is terminated. We require 30 days of notice to move out.
2. The storage space must be emptied, clean, and in good condition on or before the day Agreement is terminated.
3. Access hours are unlimited to the renter and each renter shall receive their own unique passcode, access will be monitored electronically and via security cameras within the storage facility.
4. When accessing the site in seasonal weather, a text or email is appreciated if you are removing anything from your space. During the snowy season 48 hours' notice must be given for removal of trailers. It is also recommended to avoid removal of trailers when the ground is wet.
5. The Landlord reserves the right to move trailers to different stalls as necessitated by weather or other unforeseen circumstances. The renter will be notified of moves via email, phone or in person.
6. If the rental stall is primarily accessed in winter the landlord will assign the appropriate spot for the trailer as for ease of access during winter.
7. The key is to be immediately returned to the lock box and the gates must be locked after exiting.
8. Keep us updated about any address changes, phone number changes, or email addresses. You must notify us in writing if you want to change this personal information.
9. Do not litter. If you are caught littering you will be subject to a penalty fee of \$25.
10. This facility has 24/7 security camera monitoring and any theft will be prosecuted within the full extent of the law.

## **Release of landlord's liability for property damage**

All personal property stored in the stall by the renter will be stored at the renter's sole risk. The Landlord and all agents and employees of the Landlord will not be held liable for any loss or damage to any personal property in the stall arising from any cause, including but not limited to:

- Mildew or mold
- Rodents
- Insects
- Explosions
- Rain, tornadoes, hurricanes, floods
- Criminal mischief
- Burglary
- Vandalism
- Acts of God
- Power outage
- Equipment failure

## **Indemnity**

The renter agrees to indemnify, defend, and hold harmless the landlord from all demands, claims, actions, or causes of action (including attorney's fees and all related costs) that are brought by others arising out of Lessee's use of the storage stall and common areas.

## **Termination**

Either party may request the termination of this agreement with 30 days prior written notice. Notification must be in written form and either hand delivered or sent via email to the renters or landlords' email. Any fees returned will be on a prorated basis.

## **Amendment**

This storage rental agreement may not be amended, redacted, or otherwise altered except through written amendment signed by both parties.

This agreement may only be amended, redacted, or otherwise altered by mutual consent of the parties. Amendments may include but are not limited to: changes to rent, additional rules, added or removed maintenance services, items no longer allowed in storage.

## **Severability**

Any article of this storage rental agreement deemed unenforceable, illegal, or unfair by a court of law shall be replaced by an acceptable article accomplishing the same basic goal of protecting both parties and their rights as they relate to this storage rental agreement.

If any terms or conditions in this storage rental agreement are found to be unenforceable all remaining terms and conditions will remain in full effect.

## Contact information

Should notice or other contact be necessary, the parties to this agreement may be reached as follows:

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### Landlord

Name: The Good Wood Guys

Phone 1: Cory 306-501-7603

Phone 2: Dallas 306-201-8030

Phone 3: Roger 306-737-6437

Address: Highway # 6 and Foxleigh Road, (SW-17-19-19-W2M), RM of Lumsden, Saskatchewan

Email: goodwoodguys2021@gmail.com

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### Renter

Name:

Phone 1:

Phone 2:

Street:

City:

Province:

Postal Code:

Email:

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Both parties agree to the terms and conditions outlined above in this storage facility agreement.

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Landlord Name (printed)

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Renter Name (printed)

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Landlord Signature

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Renter Signature

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Date

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Date