

CONTRACT # _____
STALL(S) # _____ (hereinafter referred to as the 'Leased Space')

CALGARY SECURE RV STORAGE CO. LTD

(hereinafter referred to as the "Landlord")

9717 - 178th Avenue S.E.,

Calgary, Alberta T3S 0A8

(hereinafter referred to as the "Landlord's Premises")

RV & AUTO STORAGE RENTAL CONTRACT dated _____ 20__.

Rental Agreement and Storage Contract between Calgary Secure RV Storage Co. Ltd. and:

Name of Tenant: _____ (hereinafter referred to as the "Tenant")

Address of Tenant: _____

City, Prov & Postal Code: _____

Phone: _____ Cell: _____ Work: _____

Driver's Licence # : _____ E-Mail: _____

Emergency Contact: _____ Phone: _____

STORED PROPERTY MAKE & MODEL: _____

Serial #: _____ Licence Plate: _____ Length: _____

Monthly Rent: \$ _____ Start Date: _____ Payment Method: _____

Term (check 1): Monthly _____ 6 Months _____ 12 Months _____ 24 Months _____

AUTHORIZED TENANT SIGNATURE: _____

AUTHORIZED LANDLORD SIGNATURE: _____

Terms and Conditions :

The Tenant and the Landlord hereby agree to be bound by the following Terms & Conditions:

1. Term and Rent:

The Tenant hereby agrees to rent the Leased Space located at 9717 - 178th Avenue S.E., Calgary, Alberta for the term rent as referred to above. Rents are payable in advance for the full term of tenancy. We shall accept Paypal or E-Transfer as acceptable forms of payment. In the event of a default in payment of rent under an annual lease agreement, the rent for the unexpired portion of the lease agreement shall be deemed to be 'liquidated damages' and payable forthwith to the Landlord.

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2. Tenant Insurance :

The Tenant warrants that they are solely responsible for the property they store on the Landlord's Premises. The Tenant is ***OBLIGATED*** to obtain and maintain in force during the term of this agreement sufficient ***ALL Perils Insurance to protect the goods stored by the Tenant on the Premises against any losses suffered by the Tenant whether from loss, theft, vermin/rodents, fire, water damages, frost, breakage, rain, flood, snow, hail, or any cause whatsoever.***

3. Tenant Indemnity :

The Tenant shall hold the Landlord and its agents and employees harmless from any claim of liability, loss or damage to their Stored Property and of injury to or the death of any person caused by any negligence or any act of omission or commission by the Tenant, their guests, licensees or invitees occurring on the Leased Space as well as any common areas associated therewith. The Tenant also acknowledges that the Landlord and its agents and employees will not be liable whatsoever for any personal injuries or property loss, except only when caused by the Landlord or its agents and employees through 'deliberate acts' or 'gross negligence'.

4. Landlord Disclaimer :

It is strictly agreed by these Parties that the Landlord does not warrant that the gates to the Landlord Premises will be locked at any material time and the Tenant assumes sole responsibility for ensuring that their own property is locked and secured at all material times.

5. Restricted Use of Leased Space :

The Tenant agrees to use the Leased Space solely for the purpose of storing the above mentioned Trailer, Boat or Vehicle or other Stored Property and at no time shall the Tenant be permitted to live on or in that Stored Property on the Leased Space.

6. Assignment and/or Exchange of Leased Space :

The Tenant's right to use the Leased Space is not assignable to any third party, even if their Trailer, Boat, Vehicle or other Stored Property is sold, and the Tenant is also prohibited from exchanging its Leased Space with that of another Tenant, without first obtaining the prior written consent of the Landlord, which may be denied in the Landlord's absolute and unfettered discretion.

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7. Landlord's Right to Exchange Leased Space :

The Landlord shall have the unfettered right to move the Trailer, Boat, Vehicle or other Stored Property belonging to the Tenant within the Landlord's Premises or reassign the Tenant to a differed Leased Space of equal or greater size, without any additional cost, on the provision of 30 days written notice of its intention to do so.

8. Tenant's Obligation :

The Tenant shall keep the Leased Space allotted to them in clean, neat and orderly condition, and free from debris or anything which may be deemed to be a fire hazard or to be 'unsightly' in the sole opinion of the Landlord. They will not place or store gasoline or fuel in the Trailer, Boat, Vehicle or other Stored Property except for that which is contained in the fuel tank of that Stored Property. They will not deliver or permit others to deliver gasoline or other fuel into the tank of the Trailer, Boat or Vehicle directly from tank trucks or any other method, while the Trailer, Boat or Vehicle is in storage at the Landlord's Premises.

9. Tenant's Default in Payment :

The Tenant's non-payment of rent as agreed to in this Agreement, which remains unrectified for 72 hours, shall be deemed to be a material default. The Tenant's access to the Landlord's Premises and to its Stored Property shall be prohibited, in the Landlord's absolute and unfettered discretion, while rents are in the arrears and the Landlord shall also be entitled to a '*possessory lien*' on that Stored Property. The Tenant further acknowledges that if rent remains unpaid 30 days after the initial due date, the Landlord shall be entitled to take possession of the Stored Property and sell the same, pursuant to the provisions of Warehousemen's Lien Act (RSA) 2000 c. W-2, as amended.

10. Smoking/Fire Prohibition :

The Tenant and its agents and invitees are absolutely prohibited from smoking or starting any campfire or barbeque while on the Landlord's Premises and breach of this condition will subject the Leased Space Agreement to immediate termination, in the absolute and unfettered discretion of the Landlord and any prepaid rent shall be deemed to be liquidated damages for this breach and no funds shall be refundable to the Tenant.

11. General Access to Lease Space :

Access to the premises is restricted to between the hours of 7:00am and 10:00pm Monday to Sunday from May 15th to September 15th, 8:00am and 9:00pm Monday to Sunday from September 16th to October 31st/April 1st to May 14th, and 9:00am and 8:00pm Monday to Sunday

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from November 1st to March 31st. If access is required outside of these hours, mutually acceptable arrangements must be made at least 24 hours in advance and confirmed by the Landlord via email.

12. Whole Agreement :

THE TENANT ACKNOWLEDGES THAT THEY HAVE READ THIS AGREEMENT IN FULL AND FULLY UNDERSTANDS EACH AND EVERY PROVISION OF THIS AGREEMENT AND THAT THERE ARE NO OTHER REPRESENTATIONS, WARRANTIES OR PROMISES BEING MADE AS TO THE FITNESS OF THE LEASED SPACE FOR THE GENERAL PURPOSE OF THE TENANT AND THAT THIS AGREEMENT CONSTITUTES THE ENTIRE AGREEMENT BETWEEN THE PARTIES.

13. Inspection and Acceptance of Leased Space :

THE TENANT FURTHER CONFIRMS THAT THEY HAVE EXAMINED THE PREMISES AND THE LEASED SPACE AND HEREBY ACCEPTS THEM "AS IS", BEING IN ACCEPTABLE ORDER.

SO AGREED THIS ____ day of _____, 20__.

Calgary Secure RV Storage Co. Ltd.
Authorized Signature

Tenant
Authorized Signature