

THE RENTER ACKNOWLEDGES AND AGREES WITH CSAS:

- 1). That CROSSROADS STORAGE AND SALES (CSAS) does not insure and that it is solely the Renter's responsibility to insure any property (Stored Property) the Renter has stored on CSAS property and that CSAS does not warrant the safety or security of Stored Property;
- 2). That CSAS is neither a bailee nor a warehouseman and shall not be deemed to have custody of or any obligation to care for or preserve any Stored Property, that under no circumstances shall CSAS, its directors, employees or agents be subject to any liability whatsoever for any loss, theft, damage to, or destruction of any Stored Property, howsoever caused, regardless of how foreseeable or remote;
- 3). That the Renter shall not perform any mechanical repairs or maintenance to any Stored Property in the parking stall, conduct business out of or from the Stored Property in the parking stall, or use the parking stall for any unlawful purpose;
- 4). That the Renter shall not attempt to attach or affix anything to or interfere with the outside perimeter chain link fence, gate system or exterior lighting system;
- 5). That Stored Property shall at no time include explosive, flammable, (with the exception of RV Propane Tanks) noxious or perishable goods, any contaminants, toxic substances, dangerous or hazardous substances or waste, hazardous chemical" or "hazardous waste" as defined in the Hazardous Chemicals Act, R.S.A. 1980, c.H-3 or any other goods, substances or materials that may in any way whatsoever be environmentally hazardous or unsafe or which would constitute a fire, health, or environmental danger;
- 6). That: the Renter shall be lawfully possessed of all Stored Property and be entitled at all times to store the same. No persons other than the Renter (and those who the Renter shall have advised CSAS in advance and in writing are so authorized) shall have access to Stored Property. The Renter shall advise CSAS in writing of any sale or transfer of title of the stored property and shall be liable for the stored goods until CSAS is in possession of an approved contract in the name of the new owner;
- 7). Stored Property may only be accessed when the Renter is not in default of this Agreement and only during the standard hours of operation as posted;
- 8). That the Renter shall advise CSAS in writing of the full name, address, and contact information of any person or corporation other than the Renter who has at any time any interest in any of the Stored Property and the Renter shall not sublet the parking stall without prior written approval from CSAS;
- 9). That to better secure the payment of all rents due and all costs incurred by CSAS in the enforcement or attempted enforcement of any rights and performance of all other clauses of this Agreement by the Renter, the Renter hereby grants to CSAS a security interest in all Stored Property;
- 10). That the Renter is responsible to advise CSAS immediately of any changes to the Renter's contact information, including but not limited to a change in mailing address, email address and/or telephone number.
- 11). That all rental rates are subject to change without notice. All rental installments are to be paid yearly or monthly, in advance to CSAS at 57501 RR 253, Sturgeon County, AB, T0G 1L1 before renter stores property at CSAS. **A fee of \$10 per week or \$40 per month will be charged as a late fee immediately payable in respect of any installment of rent remaining unpaid as per contract start/end date.**
- 12). That it is the responsibility of the Renter to notify CSAS with any changes to the Renter's mailing address and/or telephonenumber.
- 13). That upon default by the Renter in the payment of any installment of rent, CSAS shall be entitled to disable any Access Code issued to the Renter until such default is remedied to the satisfaction of CSAS;
- 14). The Renter shall advise CSAS in writing either by means of standard postal or courier service or by email of their intent to vacate their parking stall, two weeks prior to the expiration of their rental term. Failure to provide Notice To Vacate two weeks prior to expiration will result in a \$25.00 fee in lieu of sufficient Notice to Vacate;
- 15). That if any installment of rent remains unpaid 15 days after the date the same was due or if the Renter fails to fully remedy to the satisfaction of CSAS any other default under this agreement, or if an execution or any other process of any court becomes enforceable against the Renter, or if a receiver is appointed for the Renter, or the Renter becomes insolvent or commits an act of bankruptcy or makes an assignment in bankruptcy, then in any such event ("Event of Default"), CSAS shall be entitled, without further demand or notice, to immediately terminate this agreement and enforce its rights by any method not prohibited by law, including selling, leasing or otherwise disposing of the whole or any part of the Stored Property to secure all unpaid rents;
- 16). That CSAS shall not be responsible for any loss or damage to Stored Property, damage to property as a result of agreed pressure wash CSAS be obligated to preserve rights against other persons, or to keep Stored Property identifiable or to repair, process or prepare the Stored Property for disposition, and shall only be liable to account for funds actually received by the Secured Party (net of costs of collection, realization and sale including, without limitation: the charges of any civil enforcement agent, the commissions payable to sales agents, auctioneers, all moving costs, notices, advertisements and legal costs.
 - (a) THE COMPANY SHALL HAVE NO OBLIGATION TO INSURE CUSTOMER'S UNIT OR PROPERTY STORED ON THE SPACE;
 - (b) THE CUSTOMER MUST ACT PRUDENTLY AND OBTAIN ANY INSURANCE REQUIRED OR DESIRED AT ITS OWN EXPENSE;
 - (c) THE CUSTOMER SHALL HAVE NO CLAIM AGAINST THE COMPANY AND THE COMPANY SHALL HAVE NO LIABILITY FOR ANY LOSS OR DAMAGE TO THE CUSTOMER'S UNIT OR PROPERTY RESULTING FROM FIRE, WATER, EXPLOSION, VANDALISM, AGREED PRESSURE WASH, THEFT OR VERMIN INCLUDING BUT NOT LIMITED TO INSECTS AND RODENTS.
 - (d) The Company shall have no liability to Customer for any injury to Customer, its agents, invitees or others caused by any condition existing near or about the Space or the Premises or resulting from the activities of the Customer. Customer shall indemnify and hold the Company harmless from any claims of any third persons arising in any manner whatsoever out of the Customer's use of the Space.
 - (e) The Customer HEREBY WAIVES any and all rights or claims it may have at law or in equity against the Company in respect to any obligations that the Company may have as a bailee of the UNIT or the Customers property, other than those rights that are specifically granted herein and the Customer agrees that any rights or remedies it may have against the Company for breach of this contract or loss or damage to the Unit or the Customer's property on the Space are limited to those specifically contained in this Agreement.
- 17). The Renter is responsible for snow removal around stored property during the winter months. It is NOT the responsibility of CSAS to remove snow directly surrounding units.

Date: _____

Renter Initials: _____