



Storage Rental Agreement

SHEPHERDS GATE STORAGE LIMITED

1. Parties and Rental Space

This Rental Agreement is between **SHEPHERDS GATE STORAGE LIMITED** ("the Business") and _____ ("the Customer").

Unit / Space Number: _____ Start Date: _____

Monthly Rental Rate: \$ _____ Payment Due Date: _____

2. Term and Payment

The rental begins on the start date shown above and continues according to the rental arrangement agreed between the Business and Customer. The Customer agrees to pay all rent, fees, and other agreed charges when due.

3. Permitted Use

The storage space is for lawful storage purposes only. The Customer must comply with posted facility rules and must not use the space for unlawful activity or in a manner that creates an unreasonable hazard, nuisance, or risk to persons or property.

4. Customer Property and Insurance

All property is stored at the Customer's risk. The Business does not insure the Customer's property. The Customer is responsible for obtaining any insurance coverage they consider necessary.

5. Security and Access

The Customer is responsible for securing their unit or storage space with a suitable lock and for protecting keys, codes, or access credentials. Gates, fencing, locks, lighting, or cameras do not guarantee against theft, vandalism, loss, or unauthorized access.

6. Outdoor, Winter, Vehicle and Pest Conditions

The Customer acknowledges the facility may include outdoor storage, shared vehicle areas, uneven ground, ice, snow, mud, weather exposure, rodents, insects, wildlife, blind spots, and limited lighting. The Customer agrees to exercise reasonable caution and protect their property accordingly.

7. Video Surveillance

The premises may be monitored by video surveillance for general deterrence. Surveillance does not guarantee security, prevention of theft, or real-time monitoring or response.

8. Liability Waiver

The Customer acknowledges that the separate Liability Waiver, Release of Claims & Assumption of Risk Agreement forms part of the Customer's storage arrangement and should be read and signed together with this Rental Agreement.

9. No Bailment

The Business does not take possession or control of the Customer's stored property merely by renting storage space. The Customer remains responsible for the custody and security of stored items.

10. Default and Access Restrictions

If amounts are not paid when due, the Business may exercise any rights provided by this Agreement and applicable law, including restricting access where legally permitted.

11. Abandoned Property - 90 Days

If the Customer fails to pay storage fees for **90 days after the payment due date**, or fails to remove property after the end of the rental term, the Customer agrees that property remaining in the unit or on the premises may be treated as abandoned, subject to applicable Saskatchewan law and any legally required notice or sale procedures.

12. Lien, Sale and Disposal

The Customer acknowledges that the Business may claim and enforce any lien or other remedy available under this Agreement or applicable Saskatchewan law for unpaid storage charges. Where legally permitted and after any required notices or procedures, the Business may deny access, enter the unit, remove property, sell or dispose of property, and apply proceeds toward unpaid rent, fees, costs, and charges.

The Customer remains responsible for any balance lawfully owing after application of sale proceeds.

13. Customer Responsibilities

- Keep contact information current.
- Pay rent and agreed charges when due.
- Store only lawful property and comply with facility rules.
- Maintain the storage space in a reasonably clean condition.
- Promptly report hazards, damage, or security concerns.

14. Entire Agreement and Severability

This Rental Agreement, together with the signed liability waiver and any written facility rules incorporated into the rental arrangement, records the parties' agreement concerning the storage space. If any provision is found unenforceable, the remaining provisions are intended to continue to the extent permitted by law.

15. Acknowledgement and Signatures

The Customer confirms that they have read and understood this Rental Agreement, had an opportunity to ask questions, and agree to its terms.

Customer Name

Date

Customer Signature

Unit / Space No.

Business Representative

Date

Representative Signature

Important: This template should be reviewed by Saskatchewan legal counsel before use, particularly the default, lien, abandonment, sale, disposal, and liability provisions.