

# KEVLAR SELF STORAGE

481 Georgia Way, Point Roberts, Washington

CUSTOMER'S NAME

STREET ADDRESS

CITY

STATE/ PROV

ZIP/POSTAL CODE

PHONE (HOME):

E-MAIL:

CELL PHONE:

WORK PHONE:

## LEASE AGREEMENT

This is a month to month tenancy agreement. The term of this tenancy shall commence on \_\_\_\_\_ and shall continue thereafter on a monthly basis. Rent is payable in advance, on the **first** day of each month. The Landlord is **NOT** a bailee of the customer's property, **AND, THE LANDLORD DOES NOT ACCEPT CONTROL, CUSTODY OR RESPONSIBILITY FOR THE PROPERTY STORED.** The Customer shall notify the Landlord immediately in writing of any address or telephone changes. The Customer shall provide their own lock - one per storage unit. Rent paid in advance is considered prepaid rent and will be refunded upon vacating. There is no refund for unused days if you vacate after **first** day of the current month. Landlord reserves the right to change storage rates with 60 days written notice to the customer. It is the customer's responsibility to pay rent on or before the due date. The Landlord **does not** send bills. Customer agrees to follow the Landlord's rules currently in effect, or that may be put into effect from time to time. The customer understands that this is a self-storage facility, and the landlord is **not** responsible for any losses or damages to the customer's property. **30 days written notice must be provided if you choose to vacate your storage unit or else you will be charged a min of 30 days rent. All Notice(s) shall be served by electronic mail (email).**

1. **This is NOT a Mini Storage.** This facility is intended primarily for storage of cars, trucks, campers, boats, other recreational vehicles and seasonable items.
2. No commercial activity shall take place at the storage facility including "GARAGE SALES". No residential use will be permitted. HOURS OF OPERATION SHALL BE "DAYLITE HOURS" ONLY.
3. No storage of any hazardous materials, substances or waste is permitted. No toxic chemicals, illegal goods, explosives, flammable materials, perishable foods, living or dead animals, or any other goods which may be hazardous or damaging to the rental space are permitted.
4. The Customer agrees not to leave waste or to alter or affix any signs to the leased space.
5. Occupancy of this building shall be governed by **Wcc 20.64.064** permitting amenities such as 'garages' in the Resort Commercial zones. Units 15, 17, 19, 21 "Small Car" access only.
6. There shall be no repair, maintenance or overhaul work carried out on the premises.
7. Pets shall not be permitted to run at large while on site.
8. Loud music bothers neighbors, Please be considerate of others!

Initial

Continued over

Terms and Conditions

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The Customer agrees to the following:

1. To pay a \$25. late charge if the rent is not paid on or before the due date.
2. To pay a \$75. Lien Processing Fee plus all expenses incurred by the Landlord associated with the sale of Customer's stored goods in the event that the storage fee remains unpaid for 30 days.
3. To bear **all risks** of loss or damage to **any property** stored in the rental facility including but not limited to, loss or damage resulting from the negligence of the Landlord or his agents.
4. To give the Landlord a contractual lien upon all property stored by the Customer to secure payment of all amounts due under this agreement. Said lien exists and will be enforceable from the day the rent is due and unpaid.
5. That the property stored in the rented space may be sold to satisfy the lien if the Customer remains in default 30 days or more and that the Customer will bear all costs associated with said sale.
6. **To indemnify and hold harmless the landlord against any claim of loss or injury sustained at the SELF-STORAGE facility.**
7. A Security Deposit in the amount of **\$200** is payable at the start of the tenancy.

Initial

<b>STORAGE LOCKER NUMBER</b>	<b>MONTHLY DUE DATE IS FIRST OF EACH MONTH</b>
<b>MONTHLY LEASE AMOUNT - \$</b>	
<b>CUSTOMER'S SIGNATURE</b>	<b>DATE</b>
<b>LANDLORD'S SIGNATURE</b>	<b>DATE</b>

Payments can be made out to:  
Kevin Kaila  
5629 Canada Way  
Burnaby, BC, Canada  
V5E 3N5  
E-mail: [info@kevlarstorage.com](mailto:info@kevlarstorage.com)  
Tel: (604) 760-8560



The Lessee is advised to purchase insurance for property stored at this facility.