

Mini Entrepôt Old Notch

1073 chemin Knowlton
West Brome, QC
J0E 2P0
(514) 823-6366
info@minientrepotsoldnotch.com

Rental contract between Mini Entrepôt Old Notch and:

Tenant: _____ # Unit _____

Name: _____ First name: _____

Address: _____ City: _____

Postal Code: _____ #Telephone: _____

Email address: _____

-A copy of your Driving License - proof of home address (tax account, hydro, cell phone etc.)

Terms and conditions

Contract duration

The unit rented at Mini Entrepôt Old Notch is made available on a monthly basis. Unless terminated by either party in accordance with Section 6.0, the Agreement will renew automatically at the end of each month for an additional term of one (1) month.

Rent

Upon signing this contract, the tenant must give Mini Entrepôt Old Notch a deposit of \$50 and one (1) month's rent + taxes. If the contract begins other than the first of the month, the pro rata per day must be added to the amount of the first payment.

The rent is payable by the tenant to Mini Entrepôt Old Notch on the first day of each month, by check or Interac transfer, at the tenant's choice.

Initial _____

In the event of non-payment, particularly due to insufficient funds, an administrative fee of fifteen dollars (\$15.00) will be added to the rent due.

In the event of a delay of more than five (5) days in payment, the tenant will lose access to the rented Unit and will have to pay a late penalty of fifty dollars (\$50.00) and \$1 per additional day to recover access, in addition to the balance owed.

Mini Entrepôt Old Notch reserves the right to modify the rental price, with sixty (60) day written notice to the tenant.

Rented unit

The tenant acknowledges that the rented unit is delivered empty and clean, and that it must be returned in the same condition on the end date of the contract.

The tenant undertakes not to store in the rented unit any flammable, explosive, dangerous products, or any illegal goods, as well as waste that could cause damage or odors.

The rented unit must be used for storage purposes only. It is specified that no goods can be stored outside or around the unit.

Old Notch Mini Warehouse retains the right to access the unit in the event of an emergency, inspection or repair.

The unit will be heated to 13 degrees during the months of November to May. Mini Entrepôt Old Notch undertakes to keep the yard clear for ease of access to the rented premises.

Tenant obligations

It is the tenant's responsibility to inform Mini Entrepôt Old Notch of any change in contact details. Any communication sent to the Renter's email address or text message will be considered official.

The tenant must keep the rented unit clean and in good condition. The repair costs will be the responsibility of the tenant in the event of non-compliance.

Initial_____

The tenant cannot transfer the rental or sublet the unit without the written approval of Mini Entrepôt Old Notch.

Insurance and liability

Throughout the duration of the lease the tenant assumes responsibility for any loss or damage to stored goods, including those caused by fire, theft or humidity. It is the tenants responsibility to insure their property and civil liability insurance.

Mini Entrepôt Old Notch is not responsible for loss or damage to stored goods. Mini Entrepôt Old Notch is not responsible for accidents occurring on warehouse premises.

Termination of contract

Either party may terminate the contract with a minimum of thirty (30) days written notice. The contract will end the day following the thirtieth day of notice.

The rent for the month of the contract end date will not be refunded. The unit must be emptied and left clean for the initial deposit to be refunded.

If goods are left after the contract end date or if a balance remains unpaid for more than ninety (90) days, such goods will be considered abandoned, no deposit will be refunded.

Signature of the Tenant: _____

Date:_____

Initial_____