

## **Terms & Conditions**

**1.** Rent is payable in advance on the 1<sup>st</sup> day of each and every month. Rent is paid for the entire month, regardless of departure date. Notice of 10 days before departure is required. If Tenant is in the unit on the 1<sup>st</sup> of the month, that month is required payment, regardless of advanced notice.

A \$50 deposit will accompany the first month's rent. The deposit will be returned if each of the following conditions is met:

- i.) the rental unit is left clean
- ii.) payments are made on time
- iii.) 10 days moving notice is given
- iv.) a mailing address is provided

The deposit will be refunded by the end of the month of departure

**2.** No flammable, illegal, or hazardous materials are permitted on the premises. No storage of food—frozen, fresh or dried. Storage units are for personal or business storage only.

**3.** Insurance on contents of the unit is the responsibility of the Tenant.

**4.** After a rental payment is delinquent for 10 days, U-Stor-It will remove the Tenant's lock and place another lock on the unit. After 30 days delinquency, the goods will be removed from the unit. U-Stor-It may sell these goods to recover delinquency rent.

**5.** U-Stor-It will not be liable for any injury to the Tenant or any other person as a result of the use of the storage facility or access road.

**6.** The Tenant shall have the right in common with other tenants to have access to the storage unit only by the access road provided by U-Stor-It. This right of entry by the tenant is solely to allow goods to be transported to/from the storage unit. The Tenant shall not park or leave any motor vehicle on or blocking the access road.

**7.** The Tenant acknowledges that the storage unit is in satisfactory condition. The Tenant shall not make alterations to the storage unit. The Tenant shall advise U-Stor-It of anything that may need repair.

**8.** At the end of the Lease, the Tenant shall remove everything stored in the unit and ensure the unit is in the condition it was in at the time it was first rented (Swept & Clean). Failure to do so will result in charges to be paid by the Tenant to U-Stor-It as additional rent.