



Duncan RV Storage
7233 Trans Canada Highway
Duncan, BC, V9L 6B1
Tel: 250-701-0099

RENTAL AGREEMENT CONDITIONS

DUNCAN RV STORAGE

1. RENTER'S PRIVILEGES AND DUNCAN RV STORAGE

- a. Duncan RV Storage has instituted a security system involving camera surveillance, Key Code Reader record of access and periodic nighttime guard checks.
- b. Customers shall have access to their Stall from 8 am to 6 pm Seven (7) days a week, using a coded Keypad. After hours access can be arranged with the office by appointment.
- c. Customer may leave one (1) personal vehicle in stall when recreational vehicle (RV) is being used for no longer than four (4) weeks. (Arrangements may be made with staff for longer periods if necessary.)

2. RENTER'S OBLIGATIONS.

- a. Renter shall not store dangerous, noxious, filthy, offensive, explosive or highly flammable materials in the Stall and shall be responsible for any environmental damage that may be occasioned by their RV, contents, or towing vehicle.
- b. Renter represents and warrants that he is in lawful possession of all goods stored in the Unit/Stall. Renter AGREES TO ADVISE DUNCAN RV STORAGE IN WRITING OF THE FULL NAME AND ADDRESS OF ANY PERSON OR CORPORATION OTHER THAN RENTER WHO HAS AN INTEREST IN ANY OF THE GOODS STORED IN THE STALL. Duncan RV Storage may require Renter to advise Duncan RV Storage in writing of the name of any person authorized by Renter to have access to the Stall. Renter shall be legally responsible for any damage, loss or injury caused by any person brought onto the premises by Renter, or visiting the Stall with Renter's permission. Duncan RV Storage will not knowingly release any property to any other person/corporation than those listed on Rental Agreement; however, access to the site after hours implies that an owner wishing, can remove their RV at their discretion. This activity will be recorded on camera, but will not be controlled by Duncan RV Storage.
- c. Renter shall not carry on any business out of the Stall/RV and shall not use the Stall for any unlawful purposes.
- d. Renter shall not cause damage to or disturb, interfere with or do anything, which is liable to cause injury or loss to other persons or property on the premises.
- e. Prior to termination of this Agreement, Renter shall remove all goods and any litter from the Stall. Renter shall, at his sole cost and expense make good any damage caused to the Stall resulting from the storage or removal of goods from Stall.
- f. Renter shall advise Duncan RV Storage of any changes in Renter's mailing address and phone number.

3. SALE OF RENTER'S GOODS/RV IN THE EVENT OF DEFAULT.

- a. If Duncan RV Storage has not received payment of the Monthly Charge for any Monthly Terms on or before the Due Date, then the Renter will be considered to be In default until such time as Duncan RV Storage has received payment of all outstanding Monthly Charges. Key code access will be interrupted pending full payment being made.

Page 2 of 3

- b. When Renter is in default, Renter shall not be entitled access to his Unit and the RV will not be moved out of stall until Renter is no longer in default. Under no circumstances may Renter remove any goods from the Unit or move the RV from its stall while Renter is in default.
- c. Renter agrees that if Renter is in default, Duncan RV Storage may sell the goods or RV in the Stall according to the procedure for sale of goods subject to a lien set out in the Warehouseman's Lien Act, R.S.A. 1995-96, c. 499, S1, provided that Duncan RV Storage reasonably believes that the public auction sale of the goods in the Stall would not exceed the costs associated with such sale, Duncan RV Storage may sell or otherwise dispose of the goods in any manner it sees fit.

4. TERMINATION.

This Agreement will terminate:

- a. At the end of a Monthly/Yearly Term if, on or before the last day of that term, Renter NOT BEING IN DEFAULT, has given notice of an intention to terminate this Agreement at the end of that Monthly Term.
- b. At the end of a Monthly/Yearly Term if, on or before the Due Date for that term, Duncan RV Storage gives notice to Renter of its intention to terminate this Agreement at the end of that term.
- c. If, at any time, Duncan RV Storage gives 30 days written notice to the Renter to relinquish the use of their stall.

5. GENERAL.

- a. Renter shall not assign the benefit of this Agreement without first obtaining the consent in writing of Duncan RV Storage.
- b. Renter may not perform any repairs or maintenance to RV without prior consent from Duncan RV Storage.
- c. To facilitate routine upkeep and lawn cutting, Renter may not store anything outside of RV in the stall.
- d. Duncan RV Storage reserves the right to move a unit/RV from one unit/stall to another if it is deemed necessary.
- e. The terms of this agreement are subject to change without notice.

Page 3 of 3