



9210-0312 Québec Inc.

Warehouse located at:
139 Rue du Parc Industriel, Lanoraie, Québec

THE CLIENT STORES THEIR PROPERTY AT THEIR OWN RISK.

9210-0312 QUÉBEC INC. IS NOT LIABLE FOR ANY LOSS, THEFT, OR DAMAGE TO THE CLIENT'S PROPERTY.

PAYMENT METHODS:

- Monthly billing (cheque series accepted)
- Cash
- Credit card

LEASE TERMS

The following conditions apply to this lease;

The lease is renewable on a monthly basis. Rent must be paid prior to the 1st day of each month.

The **TENANT** may only use electricity to light the rented premises during visits. The **TENANT** must keep the rented space in good condition and take all necessary measures to ensure no damage is caused to the rented premises, the building, or the property of other tenants.

At the end of the lease, the **TENANT** must remove all belongings from the premises and, at their own expense, repair any damage caused to the premises or building resulting from the storage or removal of items. The space must be returned in good condition.

The **LANDLORD** may require the **TENANT** to provide written notice of any individuals authorized by the **TENANT** to access the premises. The **TENANT** is legally responsible for any damages, losses, or injuries caused by individuals granted access to the premises by the **TENANT**.

The **TENANT** agrees to indemnify the **LANDLORD**, its directors, officers, agents, or employees against any claims, losses, legal fees (including extrajudicial fees), or expenses incurred as a direct or indirect result of the **TENANT**'s failure to meet any obligations under this lease.



LANDLORD'S DISCLAIMER OF LIABILITY FOR PROPERTY LOSS OR DAMAGE

The **TENANT** acknowledges that the **LANDLORD** is merely providing a storage space for unidentified property. The **TENANT** assumes all risks and understands that the **LANDLORD** is not acting as a custodian and is not responsible for the safekeeping or preservation of the stored items. The **TENANT** also acknowledges that there is no security guard on-site. A camera surveillance system operates 24/7.

USE OF PREMISES

The premises may be used strictly for storage purposes. Without limiting the generality of the foregoing, the **TENANT** shall not : Store flammable materials, explosives, or any items prohibited by law or regulation, Store contraband, contaminants, pollutants, waste, perishable foods, plants or trees, or live or dead animals.

The **TENANT** shall not generate any waste inside the building or on the property owned by 9210-0312 Québec Inc. Any violation will result in a \$300 fine directly charged to the **TENANT's** account. No signs, notices, or markings may be placed, painted, or installed by the **TENANT** within the premises. The **LANDLORD** reserves the right to enter the premises for inspection purposes.

The **TENANT** hereby waives any present or future claims or offsets related to rent and agrees to pay rent regardless of any claims or demands they may raise. The **TENANT** will be charged for any bank fees resulting from returned cheques. The issuance of postdated cheques does not prevent the **LANDLORD** from increasing the rent as stipulated in this lease.



INSURANCE

The **TENANT** acknowledges that the **LANDLORD** cannot be held liable for any loss or damage to the **TENANT's** property.

DEFAULT

Without limiting the **LANDLORD's** other remedies, if the **TENANT** defaults on any lease obligation, abandons the premises, or leaves belongings in or around the building, the **LANDLORD** may enter the premises, seize the belongings, break the lock if necessary, and dispose of any remaining items.

The **TENANT** expressly waives the protection of any current or future legislation that may limit the **LANDLORD's** rights regarding property located on-site. Should the **TENANT** assign their property to creditors, become insolvent or bankrupt, or fall under any bankruptcy or liquidation law, the lease will be immediately terminated by written notice, and the **TENANT** will owe the equivalent of three (3) months' rent, due immediately.

THE TENANT ACKNOWLEDGES HAVING READ, UNDERSTOOD, AND AGREED TO ALL THE TERMS AND CONDITIONS OF THIS LEASE AND CONFIRMS BEING FULLY INFORMED OF ITS CONTENT.