

**Term**

- 1.0 The term of tenancy starts on and includes the (DATE) for (LENGTH OF TENANCY) ending on and including the (DATE).
- 1.1 The tenant must provide the landlord a minimum of 1 months notice to terminate the tenancy which can be served in writing by letter or email to the landlord at the aforementioned addresses.
- 1.2 The tenant can serve notice at 1 month to end the contract at 2 months from the start of the tenancy or anytime thereafter.
- 1.3 The Tenant does not have the right to an extension of the tenancy unless agreed by the landlord.
- 1.4 If the tenancy is not terminated by either party before the end of the tenancy, the tenancy shall be automatically extended on a month by month basis.

**Deposit**

- 1.5 The tenant agrees to pay the landlord the sum of one month's rent (MONTHLY AMOUNT) as a security deposit prior to the start of tenancy.

**Rent**

- 1.6 The tenant agrees to pay the landlord the sum of (MONTHLY AMOUNT) per calendar month on or before the (DATE) of each month.
- 1.7 The rent shall be reviewed at 12 months should the tenancy not be terminated before the end of the term.

**Insurance**

- 1.8 The tenant agrees that it is their responsibility to take out insurance of any kind for property stored in the container.
- 1.9 The landlord agrees that it is their responsibility to take out insurance for the container.

**Security**

- 2.0 The landlord reserves the right to have a key to the lock on the container for the duration of the tenancy.
- 2.1 The tenant must not change the lock on the container without the consent of the landlord.
- 2.2 Should the lock be changed as per clause 2.1, the tenant agrees to cover all costs associated and provide the landlord with a key to the new lock.
- 2.3 The landlord agrees to inform the tenant immediately should the lock be changed for any reason by the landlord during the tenancy and provide the tenant with a key to the new lock.

**Terms and Conditions**

- 2.4 The landlord reserves the right to know what is being stored in the containers at anytime throughout the tenancy.
- 2.5 The landlord reserves the right to enter the container at any time during the tenancy.

2.6 The tenant is prohibited from storing hazardous, illegal, stolen, perishable, explosive goods or firearms in the container.

2.7 The tenant is prohibited from keeping animals or livestock in the container.

2.8 The tenant and anyone brought to the property by them are responsible for their own safety.

2.9 The tenant agrees that the landlord shall not be liable or responsible for death or any personal injury that may be suffered by the tenant or others whilst accessing the container.

3.0 The landlord has the right to immediately change the locks on the container should any rental payments be missed.

3.1 In the instance of a missed rental payment, the landlord will contact the tenant to establish the reason for a missed payment and agree with the tenant a reasonable payment plan to recover the rent in arrears.

3.2 If the rent in arrears is not paid within 4 weeks following the due date the contents of the container shall be removed by the landlord to a non secure location.

3.3 Should the contents of the container be removed to a non secure location as per clause 3.2, the landlord shall not be responsible for the items.

3.4 Should the full rental arrears not be paid 8 weeks after the initial missed payment, the landlord reserves the right to remove or dispose of the property in a way of their choosing and recover any cost associated from the deposit.

#### **End of tenancy**

3.5 The tenant agrees that at the end of the tenancy the container will be left completely empty.

3.6 Should there be items left in the container at the end of the tenancy the landlord reserves the right to retain any associated costs of removal from the deposit.

3.7 The tenant agrees that upon ending the contract that the container will be left in the same repair and level of cleanliness as at the start of tenancy.

3.8 Should there be any damage to the container at the end of the tenancy caused by the use of the tenant the landlord reserves the right to retain any associated costs of repair from the deposit.

3.9 The tenant agrees that the landlord shall retain the deposit should there be any rent in arrears at the end of the tenancy.