WINTER STORAGE LEASE

Between: ***THE NORTH DORCHESTER AGRICULTURAL SOCIETY*** hereinafter called the "***LANDLORD***"

and: _____("***TENANT***")
(Name of Tenant)

_____
(Address)

_____ _____
(City/Town) (Postal Code)

_____ _____
(Home Telephone) (Cell Phone)

Email address: _____

In consideration of the rents hereby reserved and the covenants herein contained on the part of the Tenant, the Landlord hereby leases to the Tenant _____ square feet in the Landlord's building known as the _____ building which is situated on the North Dorchester Agricultural Society Fairgrounds, for the term of 6 months commencing on Saturday the **25th day of October, 2025** and to be fully completed and ended on the **25th day of April, 2026** for storage purposes as follows:

a) The rent for the undivided storage space, for items other than vehicles shall be **($2.46 per square foot + HST),** for storage and shall be paid in advance on the execution of this lease. Vehicle storage rate shall be **$289.77 + HST ($327.44)**

b) The Tenant shall be entirely responsible for any loss or damage to his storage goods and the said Tenant shall insure the articles stored against damage, loss, theft or fire while on the ***LANDLORD'S*** property.

c) ***Name of Insurance Company:*** _____

Policy Number: _____ ***Date of Expiry:*** _____

d) ***All goods stored shall be removed from the premises on the 25th day of April 2026 unless otherwise notified.***

e) Tenants storing vehicles using batteries shall ***either remove or disconnect batteries*** immediately when vehicle is stored.

f) The Landlord shall not be liable to the Tenant for injuries to its Officers, Servants, Agents, or to any property on the premises arising from. Or caused by water, rain or snow which may leak into, issue or flow from any part of the building in which the premises are situate, or its equipment, or attachments or for any damage caused by or attributable to the condition or arrangements of any electric or other wires in the building, or for any damages caused to the Tenant's goods by other Tenants using said premises, or by the Officers or employees of the Landlord. Provided for re-entry by the said Landlord on non-payment of rent or non-performance of covenants.

g) Where the context permits, this lease shall insure to the benefit of, and be binding not only upon the parties hereto, but also upon their heirs, executors, administrators, successors and assigns. All leases are to be signed and ***paid in full on the day the vehicle is stored, and is non-refundable.***

HOLD HARMLESS

_____ SHALL INDEMNIFY AND Hold Harmless the North Dorchester Agricultural Society, their members, agents and employees from and against all claims, demands, losses, costs, damages, suits or proceedings by any third parties that may arise out of, or may be attributed to, all operations performed by or carried out by the North Dorchester Agricultural Society, their agents, employees, or servants, or any one for whose acts they may be held liable, howsoever caused.

Please read the above carefully before signing.

Accepted by: **THE NORTH DORCHESTER AGRICULTURE SOCIETY**

_____ _____
(Signature of Tenant) (Signature for NDAS)

Dated at Dorchester, Ontario, this_____day of October 2025.

Vehicle Description: _____

License Plate # _____

Calculation: _____

Subtotal: _____

HST: _____

Total Cost of Storage: _____

Any questions - contact Mark Williams at 519-268-0217
Email lisa.w.morris@gmail.com

HST No. 107780769RT0001