



LEASE AGREEMENT & TERMS AND CONDITIONS

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|-----------|--------------------|--|
| 1. | THE PARTIES | |
| 1.1 | The Landlord: | Quantum Self Storage |
| | Tel: | 010 447 7100 |
| | Contact: | Genevieve Meyer admin@quantumselfstorage.co.za |
| | Address: | Cnr New Gold & Greenworks Street, Angelo, Boksburg |
| | Bank Particulars: | Bank: RMB Private Bank |
| | | Account No: 629 127 11232 |
| | | Branch Code: 222026 |
| | VAT NO: | 4310273257 |

| | | |
|------------|-------------------------|--|
| 1.2 | THE TENANT | |
| 1.2.1 | Name: | |
| 1.2.2 | Surname: | |
| 1.2.3 | ID. or Registration No: | |
| 1.2.4 | VAT Number: | |
| 1.2.5 | Postal Address: | |
| 1.2.6 | Physical Address: | |
| 1.2.7 | Suburb: | |
| 1.2.8 | City: | |
| 1.2.9 | Bank: | |
| 1.2.10 | Account Number: | |
| 1.2.11 | Contact Number: | |
| 1.2.12 | Email: | |

Initials: _____

| | | | |
|--------|---------------------|---|--|
| 1.2.13 | Next of Kin: | Name + Tel | |
| 1.2.14 | Next of Kin: | Name + Tel | |
| 2. | Container No: | Office use Only | |
| 3. | Account No: | Office use Only | |
| 4. | Monthly Rental: | | |
| 5. | Date of Occupation: | | |
| 6. | Insurance | It is more cost effective to extend your present insurance policy to cover the unit hired. Therefore, each TENANT is required to make his own arrangements regarding insurance. | |

I hereby authorise you to draw against my account with the above mentioned bank (or any other bank or branch to which I may transfer my account) The amount necessary for payment of the monthly commitment due in respect of the instalment as agreed. All such withdrawals from my bank account by you shall be treated as though they had been signed by me personally.

I understand that the withdrawals hereby authorised will be processed by NETCASH and I also understand the details of each withdrawal will be printed on my bank statement.

I agree to pay any bank charges relating to this debit order instruction.

This authority may be cancelled by me by giving 30 days notice in writing, I understand that I shall not be entitled to any refund of amounts which you have withdrawn while the authority was in force if such amounts were legally owing you.

Assignment:

I acknowledge that the party is hereby authorised to effect the drawings against my account and may not cede or assign any of its rights to any third party without my prior written consent and that I may not delegate any of my obligations in terms of this contract to any third party without prior written consent of the authorised party.

Receipt of this instruction by you shall be regarded as receipt thereof by my bank (whichever it is or will be).

Signed at: _____ on this _____ day of _____

CUSTOMER SIGNATURE

Initials: _____



Quantum
Self Storage

TERMS AND CONDITIONS OF LEASE AGREEMENT

PERIOD OF LEASE

1. The lease shall be for an indefinite period, commencing on the occupation date, and shall, unless terminated as otherwise provided in the terms and conditions below, be only terminable by one full calendar month's written notice by either party.
2. This agreement will commence from the date of occupation irrespective as to whether the Tenant avails itself of the storage facilities from the date or otherwise.

RENTAL AND DEBIT ORDERS

1. The first period of rental, inclusive of VAT is due on signature of this contract, thereafter rent is payable on the **FIRST** day of each month, i.e. a calendar month basis. Initial and subsequent payments shall be made "in advance".
2. All payments must be made by means of a Debit Order and referenced per **Bank Debit Order Instruction** herewith or by **Netcash Electronic Debit Order Mandate**. The link to be emailed.
3. **Debit Orders are compulsory.**
4. Should your Debit Order be declined, you will be held responsible to pay **R150.00 per Unpaid Debit Order** to cover Bank Handling Fees. Should your Debit Order be declined more than 3 three times, your lock will be cut and all possessions will be removed and given to a charity.
5. There are no pro-rata Rental refunds in the event of the premises being vacated before the last day of the month.
6. Monthly statements are sent to customers only on request.

OCCUPATION

1. Occupation of the premises will be given to the Tenant per the Lease Agreement Date of Occupation.
2. If the Date of Occupation is after the 20th of the month, rental will be calculated on a pro-rata basis.

ESCALATION

Annual price increases will be applicable on the 1st of March every year, irrespective of the date of occupancy or date of signing the Terms and Conditions of the Lease Agreement. Escalation rate will be determined annually by Management.

TERMINATION

1. The Tenant agrees to vacate the premises in full on termination of this agreement.
2. The Tenant agrees to provide free and undisturbed access of the premises to Quantum Self Storage on termination of this agreement.
3. The Tenant will remain liable for the payment of monthly Rental for any calendar month or part thereof if he fails to vacate the premises in full and he fails to restore free and undisturbed access.
4. The Tenant will deliver the premises to Quantum Self Storage on termination of this agreement in the same condition and/or state of repair that he received the premises.

NATURE OF GOODS FOR SELF STORAGE

1. The Tenant will have the right to use the premises for storage purposes and for no other purposes whatsoever.
2. The Tenant will only be allowed access to the premises for the purposes of delivery and collection and for no other purpose whatsoever.
3. The Tenant will not be allowed to operate any business of any type on the premises or to use the premises for the purposes of cleaning, etc.
4. The Tenant will not be allowed to store any article and/or substance in the premises which will or may cause damage to the premises.
5. The Tenant will not be allowed to live or sublet the premises for residential purposes.
6. The Tenant will not be allowed to store any:
 - Waste
 - Flammable liquids, including petrol.
 - Toxic, pollutants or contaminated goods
 - Firearms, munitions or explosives
 - Radioactive materials
 - Cash or securities
 - Illegal goods
 - Hazardous goods
 - Fertilizers, manure or decaying matter
 - Living plants or animals
 - Food or perishable goods
 - Full or empty gas cylinders



CLAIMS BY TENANT

1. The Tenant shall have no claim against Quantum Self Storage in regard to any loss or damage arising from any cause whatsoever including, but not limited to, theft.
2. Quantum Self Storage's only obligation in terms of this agreement is to provide the Tenant with possession of the premises.

INSURANCE AND RISK

1. **QUANTUM SELF STORAGE DOES NOT PROVIDE INSURANCE FOR YOUR STORED GOODS. INSURANCE FOR YOUR STORED GOODS IS YOUR RESPONSIBILITY.**
2. You hereby expressly release and indemnify Quantum Self Storage and their employees, directors and agents from any liability for any losses and/or damages (including consequential and indirect losses) to any of your stored goods in or about the premises and storage facility.
3. The Tenant indemnifies Quantum Self Storage against any claims which may result from the Tenant, his agent or contractors, or any person brought onto the premises by activities of the Tenant, using the premises and facilities and suffering bodily harm or death in any way.
4. All goods in or about the container shall be stored at your own risk.

LOCKS AND KEYS

The Tenant will provide padlock(s) to lock the premises and will remove the padlock(s) on or before date of termination of this agreement in order to ensure that Quantum Self Storage has free and undisturbed access to the premises.

INTERPRETATION

Wherever appropriate in this agreement - Words signifying the singular shall include the plural and vice versa - Words signifying one gender, shall include the other - Words signifying a natural person, shall include persons of either sex as well as firms, associations, companies, partnerships and corporate bodies - The titles and headings in this agreement are for purpose of reference and convenience and must not be considered for purpose of interpretation.

BUSINESS HOURS

Mondays to Fridays : 08H00-17H00
Saturdays, Sundays and Public Holidays : By arrangement with the office

Signed at: _____ on this _____ day of _____

CUSTOMER SIGNATURE

Initials: _____