TERMS AND CONDITIONS OF RENTAL

MOVING IN AND VACATION OF STORAGE UNITS

N1Storage will endeavour to have units on the date as agreed to enable customers to move in. Should the previous tenant not vacate his unit on time N1Storage will accommodate the customer as soon as possible, N1Storage will remit any rent applicable to periods of non-occupation but will not be liable for damages, consequential damages or other rights of action. Contracts will normally terminate on the last day of the calendar month and customers are requested to notify N1Storage in writing not later than the 15th of any month of their intention to vacate a store. Where other conditions apply, a minimum of TWO WEEKS WRITTEN NOTICE is required. Customers should vacate their storage unit(s) not later then 12 midday on the last day of the month or on the appropriate date as the case may be and should ensure that the unit(s) is left clean and free of any waste material.

NATURE OF GOODS TO BE STORED

The customer undertakes not to store on the premises, anything that may constitute a fire hazard, any explosive or unstable chemicals, and any items which may have an offensive odour, anything that may be a nuisance to other customers or damage the storage facility in any way or enhance any of the risks against which the building is insured. N1Storage reserves the right to call upon a customer to remove any items of this nature found to be on the premises, failing which, N1Storage may at its discretion, remove and dispose of such property.

ACCESS TO UNITS

Customers are required to complete rental contracts and make their initial arrangements for the storage of their property with N1Storage staff during office hours. Once 'booking in' procedures have been completed, access to rented units will thereafter be during normal business hours although arrangements may be made to gain access outside these hours. N1Storage staff reserve the right to make a directive as to who may gain access, without incurring any civil liability. The customer undertakes to accept the directives of the security staff on duty and/or any on-site directives provided by means of signage. The customer declares that he made himself aware of all on-site signage and directives. **Customers must provide their own locks**. Keys will be retained by the customer at all times. Customers are not allowed to cut any locks on site for any reason whatsoever and are not allowed to sublet to any third party.

RISK OF OWNERSHIP

The customer warrants that he/she is the lawful owner/possessor of all property stored at N1Storage. Should the customer be the legal person, the natural person signing this contract hereby declares, and fully indemnifies N1Storage against any claim to the contrary, that he is duly authorised by the legal person to declare that the property stored, belongs to the legal person, that he is duly authorised to store and control access to the stored property, that he is personally liable as co-principal debtor for all the obligations of the customer and that he chooses as his 'domicile' the same address as the customer. All property stored on behalf of the customer is at the sole risk of the customer. N1Storage will make every effort to protect and secure all property belonging to the customer but will not be liable under any circumstances, inclusive of but not limited fire, malicious or accidental acts, acts of God for any damage, destruction or theft of such property or any consequential loss associated thereto. Customers, who do not have 'householder' insurance which can be transferred to N1Storage, may wish to take out special short term insurance if they consider it necessary.

STORAGE UNIT CONDITION AND USE

Customers may use the storage unit for storage and warehouse purposes but agree not to use the units to manufacture, sell or conduct other business activities. The storage units may not be fitted with fittings and attachments that require nails, bolts, screws or adhesives in/on walls, floors or ceilings. Alterations are not permissible and the customer shall not have any claim for compensation for any improvement on the premises. Customers agree to leave storage units and the facility clean and in the condition they found it. Any damage to the unit(s) should be reported to the N1Storage staff on duty. N1Storage may impose at any time any rule to prohibit or restrict activities, manage the driving or parking vehicles, security or the utilisation of facilities. N1Storage reserves the right to cancel this contract, should the customer be in breach of its conditions.

RISK OF USING THE FACILITY

Customers may enter the premises of N1Storage at any time and make use of its facilities as and when they require without the full supervision of N1Storage staff. Customers use the premises and the facilities, inclusive of but not limited to equipment, doors, gates, machinery, trolleys, roads and floor surfaces at their own risk and herby declare that they have observed and availed themselves of all the potential risks in using the facilities. Customers hereby indemnify N1Storage against any claims which may result from either the customer, his agents or contractors, or any person brought onto the premises by the customer or brought onto the premises by the activities of the customer, using the premises and facilities and suffering bodily harm or death in any way.

PAYMENT

Rental may be as short as one month or for long as required on a calendar month basis. The first period rental, with deposit, is due on signature of this contract and thereafter on the first day of each month. Payment by means of electronic transfer or stop order is recommended and preferred. Payments should be clearly referenced with the applicable unit number and your surname. Monthly statements of account and invoices are sent to customers on request only. N1 Storage may increase rentals with one calendar month notice.

OVERDUE AMOUNTS AND COLLECTIONS

Initial and subsequent payments shall be made "in advance". Interest on accounts, overdue for more than 30 days, will be charged at the prime rate of ABSA Bank plus 2%. All costs to recover overdue amounts inclusive but not limited to legal costs (at attorney own clients scale) will be for the account of the customer. The customer consents that, until all outstanding amounts are paid, N1Storage has a lien over all goods stored. Should the customer fail to pay rentals due, he/she hereby consents to the following:

- after **ONE months**; N1Storage to **'LOCK OUT'** the customer from his/her unit and;
- after a period of **THREE months**; granting N1Storage THE RIGHT **TO DISPOSE OF SUCH GOODS** in any way, as the customer will be deemed to have abandoned his/her goods, and to set off the proceeds there from against unpaid rental, damage and/or other expenses incurred by N1Storage in terms of this authority. **For the purpose of this process, the customer agrees to choose his 'domicile' (place of address) at his rented storage unit.**

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CUSTOMER **ON BEHALF OF N1 STORAGE** **DATE**