
UNIT LEASE AGREEMENT

For Unit: _____

1. DEFINITIONS:

- 1.1 "The Storage People" means: The Storage People C.C.
- 1.2 "Customer" means: the party as recorded in the Unit lease agreement and the person that leases the Unit, for the specified period.
- 1.3 "Rental" means: the monthly charge levied for the hiring of a Unit.
- 1.4 "Period" means: one calendar month.
- 1.5 "Unit" means: a storage Unit, according to specified size and allocated a designated number:

2. RECORDAL

The Storage People hereby lets to the Customer, who hereby hires for the period, the Unit(s) specified in the Unit lease agreement, on the terms and conditions as set out below.

3. DURATION

The lease shall be for the initial period and shall continue monthly, until terminated by either of the parties as set out in paragraph 7 below.

4. RENTAL PAYMENT

- 4.1. All rentals are payable monthly in advance in the manner prescribed by The Storage People from time to time.
- 4.2. After the expiration of the initial period, The Storage People shall be entitled to vary the rental payable by giving the Customer no less than 2 (two) week's notice thereof.
- 4.3. Rentals are charged according to the published price list (refer attached.) These prices are adjusted annually.
- 4.4. Rentals shall be payable without deduction or set-off.
- 4.5. Interest calculated at 1.5% (one and a half percent) per month and shall be levied on all arrear rentals calculated from the 1st (first) day of each month to the date of payment, both days inclusive.

5. UNIT ALLOCATION

The Customer shall be allocated a Unit, at the discretion of The Storage People, upon payment of the initial rental.

6. MAINTENANCE OF THE UNIT

The Customer shall be solely responsible for: packing, storage and removal of goods, during the Period of the lease and upon termination thereof. The Customer shall maintain the Unit in good order and condition, fair wear and tear excepted.

7. CANCELLATION

7.1. Either party may cancel this agreement by giving the other **2 (two) week's** written notice on or before the 31st day of the month.

7.2. Notwithstanding the above, should the Customer fail to make payment of the rental by the 5th day of the month, the lease shall be immediately cancelled.

8. SECURITY PROCEDURES

8.1. The Customer shall be responsible for the security of his own Unit.

8.2. The Customer shall provide his own lock and secure all keys to his Unit.

8.3. The Storage People shall engage security personnel to control access to the premises.

8.4. The Storage People shall not be responsible for any: acts, omissions and/or conduct of the security personnel.

8.5. The Customer agrees to abide the security procedures initiated by The Storage People from time to time.

8.6. The Customer shall not retain any material or item, in the Unit, which may be: perishable, flammable, corrosive, explosive or of an illegal nature.

9. INDEMNITY AND LIMITATION OF LIABILITY

9.1. The Customer agrees to indemnify and keep indemnified, hold harmless and absolve of any responsibility: The Storage People: their employees, members and agents: against all actions, claims, costs, damages and expenses and/or any liability caused by any injury and/or loss and/or damage to the contents of a Unit without limitation, arising out of but not limited to any dealings with The Storage People and the storage of any items.

9.2. The Customer shall not have any right, remedy or claim of any nature whatsoever against The Storage People for any: loss, damage, (whether general, special or consequential) expenses or injury, which may be suffered by the Customer directly or indirectly, irrespective of whether such loss, damage, expense or injury shall have been caused through or as a result of the negligence of The Storage People or any of its employees, servants or agents, howsoever arising.

10. CESSION AND SUB-LEASE

The Customer shall not: sell, cede, transfer, pledge or otherwise alienate any of his rights under this agreement, nor shall the Customer sublet the Unit or any portion thereof.

11. BREACH

- 11.1. Should the Customer fail, refuse and/or neglect to pay the rental by the 5th day of any month, the lease shall, as stated above, be cancelled.
- 11.2. The Storage People shall be entitled to claim monetary damages equivalent to the rental from the date of cancellation to the date of receipt of payment.
- 11.3. Upon breach of this agreement, The Storage People shall acquire a lien over all items and property, in the Unit, until such rental is paid and amounts of damages settled.
- 11.4. In the event that the Customer fails to settle all amounts outstanding, after notice of such breach, The Storage People reserves the right to obtain access to the Unit and remove the contents of the Unit.
- 11.5. The Storage People reserve the right, upon 14 (Fourteen) days notice, to enter a Unit and to dispose of such items, in settlement of arrear rentals and damages.
- 11.6. The Storage People reserves the right to, after notice to the Customer of their breach and in the event that the Customer's account is not settled, sell by public auction the contents of the Unit, and such revenue raised shall contribute towards the Customer's outstanding account, all costs, interest & legal fees.

12. NOTICES

- 12.1. All notices shall be sent by any one of the following mediums to any one of the addresses chosen by the Customer:
 - 12.1.1. cellular telephone – short message service,
 - 12.1.2. electronic mail,
 - 12.1.3. telefax.
 - 12.1.4. registered mail,
- 12.2. With the exception of registered mail, the said notices shall be deemed to be received 1 (one) day after dispatch thereof.

13. DOMICILIA CITANDI ET EXECUTANDI

The parties hereby choose the under-mentioned addresses as their domicilia citandi et executandi for the service of all notices and legal processes namely:

THE STORAGE PEOPLE:

Tel: +27 71 608 3146
Fax: +27 86 645 2326
E-Mail: info@storagepeople.co.za
Address: PostNet Suite #459, Private Bag X26, Sunninghill, 2157
492 Komondor Rd. Glen Austin A/H Ext. 3

CUSTOMER:

Full name:

Authorized Persons:

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Vehicle registrations:

.....

Address:

.....

.....

Tel (Home):

Tel (Business):

Tel Cellular:

Fax:

E-Mail:

ID Number:

Alternate contact:

(In case of emergency)

Contact telephone:

Relationship:

How did you find out about us?.....

GENERAL

13.1.This agreement is the sole memorial of the agreement between the parties.

13.2.No variation, amendment, modification or alteration shall be of any force or effect unless reduced to writing and signed by a representative of The Storage People and by the Customer.

13.3.The Customer warrants the information relating to him, in the Unit application, as true and correct.

SIGNED AT MIDRAND ON THE DAY OF2009

CUSTOMER

FOR AND ON BEHALF OF THE STORAGE PEOPLE CC

<p>For Office Use: Unit Number ()</p> <p>First Payment: R.....for the balance of 2009</p> <p>Method of Payment:</p> <p>Move In Date:.....Move out date:.....</p>
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The Storage People C.C.
 C/K 2000/063656/23
 VAT Reg No. 4330221930
 PostNet Suite #459, Private Bag X26, Sunninghill 2157
 492 Komondor Road, Glen Austin, Midrand
 www.storagepeople.co.za
 Tel +27 71 608 3146
 Fax +27 86 645 2326

FOR UNIT: _____

DEBIT ORDER AUTHORITY FORM				
1. Bank Account		OR	2. Credit Card Account	
*Account Name:			*Account Name:	
Bank:			*Credit Card Number:	
*Branch code:			*Expiry Date:	
*Account Number:			*Card Type:	
*Account type:			TYPE	Y/N
	1	Current Account		
	2	Savings Account		
	3	Transmission Account		
	4	Bond Account		
	5	Subscription Share		
			VISA	
			MASTERCARD	

* Compulsory fields

I/We hereby request, “instruct” and authorize you to draw against my/our account with the abovementioned bank (or any other bank or branch to which I/We may transfer my/our account) on the date specified below. I/We understand and accept that rental is due **in advance** for the month and my/our account will be charged accordingly.

I/We confirm that there will be sufficient funds in the abovementioned account for my/our debit order to be processed successfully.

We further agree to any increase on the above mentioned amount as determined by The Storage People CC. We further agree that should we occupy more units, The Storage People CC have the right to make the necessary changes to our debit order instruction as to accommodate the necessary rental.

We further agree that all information provided by ourselves, is correct and should the Netchash system reject any of the above mentioned information as incorrect , I / we agree that an administration penalty will be charge and debited against my account.

This authority may be cancelled by me/us by giving The Storage People CC **fourteen (14) days notice in writing.**

Print name:

Signed:

Debit Order Date: 20th 25th 30th 1st 5th