



## Self-Storage Terms and Conditions

These Self-Storage Terms and Conditions ("Agreement") apply to all individuals or entities (hereinafter referred to as the "Renter") renting storage space from Wimbish Self Storage (hereinafter referred to as the "Owner").

1. **Purpose:** The Owner agrees to rent storage space to the Renter, and the Renter agrees to pay the rental fee and abide by all terms and conditions of this Agreement.
2. **Storage Space:** The Owner agrees to rent the storage space to the Renter for the purpose of storing personal or business property. The storage space is located at Wimbish Self Storage Facility and is described as 20x8ft shipping container. The storage space shall not be used for any illegal or hazardous purposes.
3. **Rental Fee:** The Renter agrees to pay a monthly rental fee of £150 plus VAT for the use of the storage space. The rental fee is due on the 1st day of each month. Payment should be made by bank transfer to the Owner's designated bank account. The Renter is required to set up a direct debit for continued rent payments. The initial period will be paid by calculating the rate for the days remaining in the month.
4. **Late Fees:** If the rental fee is not received by the due date, a late fee of £5 per day will be added for each day the payment is late, starting from the 2nd day after the due date. In the event of non-payment for 7 consecutive days, the Owner reserves the right to break the lock on the storage space and sell the contents to cover the arrears.
5. **Access:** The Renter will have access to the storage space during the opening hours of 7:00 AM to 9:00 PM. The Renter may not transfer or assign the right to use the storage space to any other person or entity without the written consent of the Owner.
6. **Locks:** The Renter is responsible for providing and securing the storage space with their own padlock. It is the Renter's responsibility to ensure that the storage containers are properly locked and secured.
7. **Terms of Use:** The Renter agrees to the following terms of use for the storage space:
  - a. The Renter will not store any hazardous materials, including but not limited to chemicals, explosives, or flammable materials, in the storage space.
  - b. The Renter will not store any illegal materials or contraband in the storage space.
  - c. The Renter will not store any perishable goods or items that are susceptible to infestation, such as food or live animals, in the storage space.

- d. The Renter will not store any items that emit strong odours or fumes or that may be deemed a nuisance to other renters or the Owner.
  - e. The Renter will not make any alterations or improvements to the storage space without the written consent of the Owner.
  - f. The Renter affirms that any items stored in the container are owned by the Renter or have been agreed upon by the property owner.
8. **Damage to Storage Space:** The Renter is responsible for any damage caused to the storage space or its contents due to the Renter's negligence or wilful misconduct. The Renter agrees to immediately notify the Owner of any damage caused to the storage space or its contents. Any repairs required will be charged to the Renter.
  9. **Access by Authorities:** The Renter acknowledges and agrees that the Owner may grant access to the storage space to law enforcement or other authorities upon request.
  10. **Termination:** Either party may terminate this Agreement upon one month's written notice to the other party. The Renter shall vacate the storage space and remove all property by the termination date. The Renter will be responsible for any costs associated with the removal and disposal of the property.
  11. **Abandonment:** If the Renter fails to remove all property from the storage space by the termination date or if the Renter's account remains unpaid for 7 consecutive days, the Owner reserves the right to break the lock and dispose of the contents at the Renter's cost.
  12. **Insurance:** The Renter acknowledges that the Owner is not responsible for any loss or damage to the Renter's property while stored in the storage space. The Renter is advised to obtain insurance coverage for the stored property and provide proof of insurance coverage to the Owner upon request.
  13. **Indemnification:** The Renter agrees to indemnify and hold harmless the Owner from any claims, damages, or expenses, including reasonable legal fees, arising from the Renter's use of the storage space, breach of this Agreement, or damage caused to the storage space or its contents.
  14. **Entire Agreement:** This Agreement constitutes the entire agreement between the parties and supersedes all prior negotiations, understandings, and agreements, whether written or oral, relating to the subject matter of this Agreement. This Agreement may not be amended or modified except in writing signed by both parties.
  15. **Severability:** If any provision of this Agreement is held to be invalid or unenforceable, the remaining provisions shall remain in full force and effect.
  16. **Waiver:** The failure of either party to enforce any provision of this Agreement shall not be construed as a waiver or limitation of that party's right to subsequently enforce and compel strict compliance with every provision of this Agreement.
  17. **Notices:** Any notices or communications required or permitted under this Agreement shall be in writing and sent to the email addresses provided by the Parties.

By making the first payment, the Renter acknowledges that they have read, understood, and agree to be bound by the terms and conditions of this Agreement.