



These are our Standard Terms & Conditions and provide the only basis on which we agree to rent storage space to you. Our Standard terms & Conditions, as laid out below, form part of the rental agreement between the Tenant ('you' and 'your') and the Lessor, Atlantis Storage & Warehousing (Pty) Ltd T/A Storage Guys (referred to as 'we' 'us' and 'our'). The rental Agreement pertains to the rental of the Storage Unit(s) or space at John van Niekerk Street in Atlantis.

We hereby let to you the Storage Unit no(s) _____ as specified on the rental agreement in return for payment of the specified rental amount and subject to compliance of our Standard Terms and Conditions.

1. Rental:

1. The Rental amount and the deposit which is equal to the rental amount must be paid prior to date of collection or occupation.
2. Access or collection will only be given to the unit once the deposit and first months rental has been paid.
3. All further month's rentals must be paid in advance of the following month and no later than the last day of the preceding month.
4. In the event that you have not paid the full rental by the 7th of the new month we will apply your deposit to the non-paid rental amount.
5. On the 14th of that same month, in the event that you have **not** yet paid and brought your account fully up to date, your agreement will **automatically be terminated**.
6. At this point you have 14 days to remove your goods from the unit, after which said unit will be made available to a new tenant. In the event that you have not removed your goods by the end of this 14 day period, you hereby authorize us to remove all items from the unit and place such in an unsecured area.
7. Further to 6 above, and in the event that you fail/neglect to collect your goods within 30 days after they are removed from the unit, we are entitled to view the goods as abandoned and you hereby authorize us to sell all of the items in lieu of expenses.





2. Duration & Termination:

1. Other than as is stated above and in 2 below this lease will remain in force and effect until you provide us with one calendar month's written notice.
2. We will be entitled to terminate this lease immediately in event of
 - A) Illegal activity
 - B) Evidence of storage of 'prohibited items' (Section 6. Below)
3. Minimum storage duration is 2 full months.

3 General

1. We reserved the right to increase the monthly Rental amount from time to time subject to giving you notice of 1 calendar month. In the event that you do not accept the increase, you shall be entitled to cancel this Agreement by providing us with 1 month's written notice.
2. Sub-letting of units is prohibited.
3. Upon termination of this lease Tenant must remove everything stored in the Unit and leave the Unit in a clean condition and in a good state of repair to the satisfaction of Storage Guys. You will be held liable for any damages and costs to restore the Unit to satisfactory condition.
4. Access to the Unit may be denied if you have breached these terms or have defaulted on payment.
5. The Unit is intended for storage only. Items are stored at the sole risk and responsibility of the Tenant. This includes any theft, damage to, deterioration of the Items, and all damage caused for any reason whatsoever including but not limited to flood, fire, water, spillage of material from any other space, removal or delivery of the Items, pest or vermin.
6. The Tenant hereby indemnifies Storage Guys against any loss, damage or harm incurred by the Tenant or any third person, whether to their property or their person.
7. You the tenant must provide your own lock and keep your unit locked at all times. You may only use one lock per door – we reserve the right to remove any additional locks.
8. We do **NOT** provide insurance. We recommend that you extend your household insurance to cover your storage unit





4 Transport

In the event that You choose to make use of the Storage Guys van transport service, You hereby acknowledge and agree that We, our employees, directors, agents or contractors will not be liable for any damage to, loss or theft of any Goods during packing, unpacking or in transit, whether incurred directly or indirectly.

5 Access Hours to Unit:

Monday to Friday (excluding Public Holidays) between 8am and 5pm. Saturday and Sunday between 8am and 12 noon. Access at any other time to be arranged with Management subject to reasonable hours and notice.

6 Prohibited Items:

1. Firearms, munitions or explosives
2. Toxic goods
3. Any Perishable items
4. Illegal Goods
5. Hazardous Materials such as flammables, gas or radioactive materials.
6. Stolen goods
7. Environmentally harmful goods.
8. Any goods that constitute a risk to the property or persons thereon.

7. Ownership

The Tenant warrants that the Property is his exclusive property and that he is entitled to possession thereof and/or in any other way entitled to deal therewith.

8. Domicilium Address

1. The parties hereby choose as their respective chosen *domicilium citandi et executandi* (address for service) of any legal process, document and/or notice, the physical addresses as stipulated on the Rental Agreement.
2. Notwithstanding clause 8.1 above, any notice and/or document, excluding legal process, may be sent to the other party's fax number, e-mail address and, where applicable, mobile phone number, as stipulated on the Rental Agreement.





PAYMENTS ARE TO BE MADE TO THE FOLLOWING ACCOUNT AND ARE TO BE ACCOMPANIED BY (REFERENCE) THE UNIT NUMBER AND NAME OF TENANT

Banking Details:

Acc. Name: Atlantis Storage and Warehousing Pty Ltd.

Bank: Mercantile Bank

Acc. Number: 1050696280

Branch Code: 450109

Declaration

I, the undersigned, hereby declare that I have read and fully understand the contents of this agreement **especially as it pertains to section 1, non-payment and automatic cancelling of the agreement.** I further verify that I am duly authorized to enter into this lease and I agree to abide by the terms and conditions thereof. Furthermore I confirm that the information I have provided in this lease agreement is true, correct and up to date.

TENANT TO SIGN _____ DATE. _____

WHERE SIGNED _____

STORAGE GUYS _____ DATE. _____

WHERE SIGNED _____

