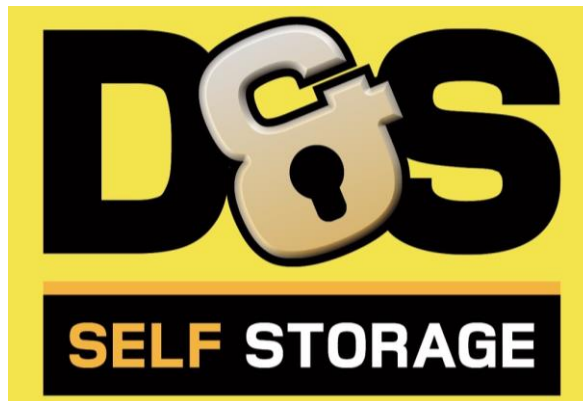


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## D&S Storage Customer Agreement

### 1. Rental unit:

We agree to rent storage unit number [X] to: [name]

Phone number: [number]

Email address: [email]

### 2. Terms:

The initial term of this agreement is for [duration] @ [amount] from [DD/MM/YY] to [DD/MM/YY] and will continue after the initial period on a [rolling/fixed term] basis @ [amount]. This will continue to be invoiced on the same day of each month until terminated by either party with 14 days notice.

### 3. Security deposit:

A refundable security deposit of [amount] will be added to your first invoice. When your lease ends, and once we have checked the unit has been left empty/clean and key/access fob has been returned, this deposit will be refunded to your bank account within 7 days of your lease ending.

### 4. Rental Rate and Payment:

You agree to pay the initial payment of [amount] on or before the date of [DD/MM/YY] via bank transfer. For following monthly payments set up a standing order to be paid on the same date each month.

### 5. Access Hours:

You will have full unlimited access to your unit 24 hours a day, 7 days a week.

### 6. Loading bay/parking area:

The car park is only for use during loading/unloading of your unit. For internal vehicle access make sure the roller shutter door is fully open. Enter the building slowly in reverse only, staying fully aware of others at all times.

### 7. Security vehicle access gate and electric roller shutter door:

You agree that if you enter the storage facility outside the hours of 7am-6pm, you will ensure the vehicle access gate is fully closed on your departure. The electric roller shutter door is only to be open whilst accessing the facility.

### 8. Security:

We have implemented modern/thorough security measures to protect your stored belongings. However, you acknowledge that D&S Storage shall not be liable for any loss or damage to the stored items. You supply your own padlock if you want to use the extra privacy lock.

### 9. Insurance:

It is your responsibility to obtain any contents insurance you require for your stored belongings.

**10. Prohibited item/use list:**

Hazardous Materials, Flammable items, Wet/Damp items, Chemicals, Perishable items, Illegal items, Firearms and Ammunition, Noxious or Odorous Materials, Radioactive Materials, Combustible Materials, Living Organisms, Waste or Garbage, Food and Drink, Motorised or battery vehicles, No living or sleeping in the unit.

Any items you are unsure about, please check with us before storing.

**11. General customer use/responsibilities of facilities/units:**

You are responsible for maintaining the cleanliness of your unit. Under no circumstance should anything be fixed/screwed/stuck into your unit. All shelving to be freestanding and nothing hung or stacked on top of the walls/ceiling/roof. Do not overload your unit or lean items against the internal/external walls.

Be considerate of other customers and leave all shared areas as you found them. Entrance area, toilets, loading bay, car park etc. Refusal to do so or disruptive behaviour could result in an early termination of your agreement period. No smoking or vaping anywhere on the premises.

**12. Maintenance and repairs:**

You agree to promptly report any damages, leaks or maintenance issues within the storage unit to D&S Storage. We will make reasonable efforts to repair any damage in a timely manner.

**13. Late payments/Lien Rights:**

In the event of late/non payment of rent, we may deny access to the facility/unit and enforce our lien rights as permitted by law.

**14. Confidentiality:**

D&S storage agree to keep your information confidential and will not disclose it to third parties except as required to do so by law.

**15. Fire Exits:**

In the event of a fire please exit the building through the main entrance to the car park area. Only use the rear fire exit if access to the main entrance is not possible.

**16. Termination of agreement:**

Either party may terminate this agreement with a written notice of 14 days. Upon termination you will remove all belongings from your unit and return the unit in its original condition, normal wear and tear expected.

**By signing this agreement, both parties acknowledge their understanding of its terms and conditions. Each party confirms receipt of a copy of the agreement and agrees to abide by its provisions.**

Customer signature.....Date.....

Customer Name (Printed).....

D&S Storage signature.....Date.....

Name (Printed).....

Forms of ID Checked.....