

SELF-STORAGE

LOCATED AT: THE CNR OF DUIKER (SWARTKOPPIES ROAD) SUMMIT AND FRANCIS ROAD, PATLYNN AH, JHB SOUTH.

BUSINESS NAME (If applicable) _____

VAT NO: _____

BUSINESS ADDRESS: _____

OWNER'S NAME: _____

DRIVER LIC: (attach copy) OR ID NO. _____ (attach copy)

ADDRESS: _____

_____ (attach copy)

EMAIL: _____

PHONE NO. _____

ALTERNATE CONTACT: _____

PAYMENT METHOD: Monthly **EFT (electronic funds transfer or cash deposited to the below bank account) by no later than the 5th day of each month**

PAYABLE TO ACCOUNT: **TBSS Trading 14 (Pty) Ltd, Standard Bank, Southdale Branch, Acc. no 003046540, Branch code 006405.**

RENTAL CONTRACT

Rental Rate: The tenant hereby agrees to rent from the landlord, SELF-STORAGE SPACES as per Unit number/s as shown on monthly invoice, located at the corner of Francis Road and Swartkoppies Road, Patlynn AH, Johannesburg South, Gauteng Province (hereinafter called "the premises") commencing on the (day) _____ (month) _____ (year) _____ on a month to month basis, at a rent of R _____ (_____) per month INCL VAT.

Annual Increase: Storage units will be subject to an annual increase in March regardless of when the contract was signed.

Rentals are payable in advance or on or before the 5th day of each month.

Security Deposit: Upon signing this lease, the tenant shall pay a security, cleaning and damage deposit, in the amount of R500.00 (Five Hundred Rand) per unit.

This deposit shall be returned to the tenant within fifteen (15) days after the unit is vacated, provided that the landlord is satisfied that the unit is left undamaged and in a clean condition and that fifteen (15) days advance notice of vacating is given. The landlord may retain any amount necessary for compensation for arrears of rent, cleaning, and/or damage costs.

Storage Limits: The unit shall be used only for unheated storage. The tenant shall not introduce any heating device into the unit. The tenant shall not use or permit the unit to be used for storage of flammable substances, fertilizers, explosives, animals, or any other hazardous materials or substances or other articles which may constitute a nuisance, hazard or danger to the landlord, the premises, and/or other tenants.

Trading Hours: From 06:00 TO 18:00, 7 days a week. CLOSED ON ALL PUBLIC HOLIDAYS.

Tenant Risks: The tenant assumes all risk in relation to the loss or damage to the contents of personal property of the tenant in the unit from any cause whatsoever. The landlord shall have no responsibility or liability for the loss or damage to such contents from any cause whatsoever. The tenant, and the tenant on behalf of the insurer, shall waive any rights of subrogation to any claim that the tenant may make to that insurer or against the landlord for any liability relating to the loss of, or damage to, such contents or personal property. The tenant hereby agrees to indemnify the landlord and to hold and save the landlord harmless from any loss, damage, expense, or claim arising from the tenant's act's or omissions, and the landlord shall not be liable to the tenant for any loss or damage that may result from, or through the act or omission of other tenants or of any other person.

NO INSURANCE IS PROVIDED BY THE LANDLORD OR ITS DIRECTORS.

Security locks: Tenants to supply own security locks to their units.

Arrears of Rent: If the rent is in arrears for at least ten (10) days, or if the unit is not vacated upon termination of this contract, the landlord may deem the unit abandoned along with the contents. Upon ten (10) days' notice in writing, sent to the tenant's e-mail address as provided above, the landlord may retake possession of the unit and sell the contents thereof to satisfy all monies due to the landlord for arrears of rent, cleaning, and/or damage charges and all other associated costs.

In the event of "TBSS "having to sell the contents of a unit to defray the outstanding debt, then "TBSS "is not obliged to refund or hold for the benefit of the Tenant any amount received in excess of the debt and costs from the sold contents. Unless the tenant has pre-arranged for this outcome with "TBSS" Management in writing.

Late payment of rentals will attract R100 admin cost which will be added to the following months' invoice.

Entry of Unit by Landlord: The landlord reserves the right to enter the unit without notice, for the purpose of inspection whenever the landlord deems that repairs are necessary, any hazardous condition exists, or for any other breach of this agreement.

Vacating the Unit: When the tenant wishes to vacate the unit and terminate the contract, he/she shall notify the landlord 30 (thirty) days in advance, such 30 days' notice will only commence on the 1st day of any calendar month. The tenant shall further notify the landlord when all contents have been removed from the unit, including the tenant's lock. The tenant shall be liable for rent until all conditions for vacating are fulfilled.

Thus done and signed

By the TENANT at _____ on this _____ day of _____ 20____

AS WITNESS:

The TENANT:

Duly authorised

Thus done and signed

By the LANDLORD at _____ on this _____ day of _____ 20____

AS WITNESS:

The LANDLORD:

Duly authorised

TBSS TRADING 14 (PTY) LTD, Reg. no. 2009/017816/07

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