

## General Terms and Conditions

### 1. Subject-Matter of the Agreement

- 1.1. The LESSOR shall lease and transfer to the LESSEE a specific self-service storage of the size chosen by the LESSEE (hereinafter referred to as the STORAGE) in the LESSOR'S self-service storage complex at Krasta 97A, Riga.
- 1.2. The LESSEE shall pay to the LESSOR the rent and other payments provided for in this Agreement.
- 1.3. During the term of this Agreement, the right to use the STORAGE has been transferred solely to the LESSEE.

### 2. Terms of use of the STORAGE.

- 2.1. The STORAGE is hereby leased for the storage of the LESSEE'S property. The LESSEE may not place property belonging to other persons in the STORAGE.
- 2.2. The LESSEE shall determine the suitability of the size of the STORAGE for the storage of its belongings independently, and before concluding this Agreement, if the LESSEE so wishes, the LESSEE has the right to get acquainted with the condition of the STORAGE.
- 2.3. The LESSEE undertakes to use the STORAGE solely in a way that cannot cause pollution, fire or explosion hazards or other losses to the LESSOR or other LESSOR'S customers.
- 2.4. The LESSEE is prohibited from storing in the STORAGE objects and substances, the storage or circulation of which is prohibited in the Republic of Latvia, or the storage of which may cause pollution, fire or explosion hazards or other losses to the LESSOR or other LESSOR'S customers.
- 2.5. Unlocking and locking of the STORAGE shall solely be performed using a Smart Entry by Noke electronic key available to the LESSEE, which shall be activated after concluding the Agreement.
- 2.6. The LESSEE uses the Smart Entry by Noke electronic key to enter the LESSOR'S self-service storage complex at Krasta 97A, Riga.
- 2.7. The LESSOR shall transfer and the LESSEE shall accept the STORAGE for use upon concluding this Agreement.
- 2.8. The LESSEE shall keep the STORAGE locked for the entire term of this Agreement, except for the moments when the LESSEE places or removes any items in/from the STORAGE.
- 2.9. The LESSEE has the right to place or remove items in/from the STORAGE 24 hours a day.
- 2.10. The LESSEE hereby agrees to comply with all the internal regulations of the LESSOR'S self-service storage complex at Krasta 97A, Riga, including the regulations for the use of freight elevators.

### 3. Rent

- 3.1. For the use of the STORAGE, the LESSEE shall pay to the LESSOR every month the rent which the LESSOR has set for the lease of the STORAGE of a particular size. The LESSEE is aware of the rent and the hereby agrees to the amount of the rent.
- 3.2. Upon concluding this Agreement, the LESSEE shall pay to the LESSOR the rent for 1 (first) month of lease.
- 3.3. The LESSOR shall send an electronic invoice to the LESSEE for the lease of the STORAGE to the e-mail address specified by the LESSEE 10 (ten) days before the commencement of the next lease month. If for any reason the LESSEE has not received the invoice within the specified term, the LESSEE shall immediately notify the LESSOR. Failure to receive the invoice does not release the LESSEE from the obligation to pay the rent within the specified term.
- 3.4. The LESSEE shall make a payment for each subsequent lease month before the last day of the current lease month.
- 3.5. If the LESSEE, by concluding this Agreement, has agreed to regular payments (automatic payment of bills withdrawn from the bank card) the rent for the current rental month shall be deducted from the LESSEE'S bank card on the last day of each lease month. The LESSEE has the right to reject automatic payment of invoices at any time by sending a notification to the LESSOR'S e-mail address [info@selfstorage.lv](mailto:info@selfstorage.lv) about rejection of automatic payment of invoices. In this case, starting from the next month of the lease after the LESSOR has received such notification from the LESSEE, the LESSEE shall pay the rent in accordance with Clause 3.4 of this Agreement.
- 3.6. If the rent is changed by the LESSOR for the lease of STORAGE of a particular size, the LESSOR shall notify the LESSEE by sending a notification to the e-mail address specified by the LESSEE 1 month before the new rent takes effect. If the LESSEE fails to terminate the Agreement within 1 month after receiving such notification, it shall be deemed that the LESSEE agrees to the new amount of rent.

### 4. Delay

- 4.1. If the LESSEE fails to pay the rent within the term specified in this Agreement, the rent shall be deemed as delayed and access to the STORAGE shall be blocked.
- 4.2. In the event of delayed payment of the rent, the LESSOR may request the LESSEE to pay a late payment penalty in the amount of 0.5% of the rent for each day of delay.
- 4.3. When the LESSEE has performed its obligations to the LESSOR, the LESSOR shall renew the LESSEE'S access to the STORAGE.
- 4.4. If the LESSEE fails to perform its obligations to the LESSOR within 2 (two) months, the LESSOR has the right to make a forced transfer of the LESSEE'S property in accordance with the provisions of Clause 6 of this Agreement.
- 4.5. If the LESSEE has outstanding amounts of rent, then by the payments made by the LESSEE, the LESSOR'S claims against the LESSEE in connection with the forced transfer of property (if any) shall be cancelled, afterwards the delay in payment of the rent, and only then the LESSEE'S debt for rent shall be settled.

### 5. Termination of the Agreement

- 5.1. The LESSOR has the right to immediately unilaterally terminate this Agreement if the LESSEE has violated any obligations undertaken by this Agreement, including

placement of items not permitted in the Agreement or applicable legislation in the STORAGE.

- 5.2. If the Agreement is terminated on the basis of Clause 5.1 of the Agreement, the LESSEE shall be obliged to immediately vacate the STORAGE leaving it empty.
- 5.3. The LESSEE has the right to unilaterally terminate this Agreement at any time by sending electronic notification about the termination of the Agreement to the LESSOR'S email address [info@selfstorage.lv](mailto:info@selfstorage.lv). The Agreement shall be terminated 1 (one) month after receiving such notification from the LESSEE.
- 5.4. The LESSEE, upon unilateral termination of the Agreement, shall be obliged to pay rent for the current lease month and, upon the expiry of the Agreement, to vacate the STORAGE leaving it empty.
- 5.5. If the LESSEE has failed to remove its property from the STORAGE upon the expiry of the Agreement, the LESSOR has the right to block access to the STORAGE. The LESSOR shall renew the LESSEE'S access for the removal of its property when the LESSEE has paid for the days the said property has been kept in the STORAGE after the expiry of the Agreement in accordance with the LESSOR'S fee for lease of a STORAGE of a certain size.

### 6. Forced transfer, sale or disposal of property

- 6.1. If in case of termination of the Agreement the LESSEE has failed to remove his property from the STORAGE within 2 months, or 2 (two) months have elapsed since the LESSEE has failed to pay the rent, the LESSOR has the right to forcibly transfer the LESSEE'S property to the LESSOR'S shared storage.
- 6.2. For the forced transfer of property, the LESSOR has the right to open the STORAGE and move the property located in the STORAGE to the LESSOR'S shared storage by drawing up a document of forced transfer of property and attaching the relevant photo fixation.
- 6.3. Upon the moment of forced transfer of the LESSEE'S property, the LESSEE shall be obliged to pay the LESSOR a property transfer fee in the amount of 2 (two) months' rent.
- 6.4. The LESSOR takes no responsibility for maintaining the LESSEE'S property in its current condition while it is being moved and stored in the LESSOR'S shared storage.
- 6.5. If within 2 (two) months from the forced transfer of the LESSEE'S property to the LESSOR'S shared storage, the LESSEE has failed to settle all its obligations to the LESSOR, and after the settlement of the LESSOR'S property, has failed to remove its property from the LESSOR'S shared storage, the LESSOR may sell LESSEE'S property for the price at its discretion or transfer the property for sale to another company. The proceeds from the sale of the property shall firstly be used to cover the costs related to the sale of the property and only then the LESSEE'S obligations to the LESSOR.
- 6.6. If within 2 (two) months from the forced transfer of the LESSEE'S property to the LESSOR'S shared storage, the LESSEE has failed to settle all its obligations to the LESSOR, and after the settlement of the obligations, has failed to remove its property from the LESSOR'S shared storage, and the LESSEE'S property or part thereof is not suitable for sale, the LESSOR may destroy the LESSEE'S property or part thereof, or transfer it for destruction to another company. The LESSOR may demand from the LESSEE reimbursement of all expenses incurred by the LESSOR in connection with the destruction of the LESSEE'S property.
- 6.7. 5 (five) days before the transfer of the LESSEE'S property for sale or destruction, the LESSOR shall send to the LESSEE by e-mail a relevant notification that the LESSEE'S property will be sold or destroyed, inviting to settle the LESSEE'S obligations to the LESSOR.
- 6.8. If the proceeds from the sale of the LESSEE'S property in accordance with the procedures specified in this Agreement are not sufficient to cover the LESSEE'S obligations, the property is not suitable for sale, or the LESSOR has incurred expenses related to the destruction of the LESSEE'S property, the LESSOR has the right to use all legal means for forced recovery.
- 6.9. The LESSEE hereby confirms that the terms and conditions for the forced transfer, sale and destruction of the LESSEE'S property specified in this Agreement have been understood and he/she agrees to these terms and conditions.

### 7. Liability of the Parties

- 7.1. The LESSEE shall be liable for any losses incurred by the LESSOR in connection with the property placed in the LESSEE'S STORAGE, as well as for its actions or omissions, as a result of which the LESSOR has incurred losses.
- 7.2. The LESSOR shall not be liable for damages caused by third parties to the LESSEE, including in the event that the LESSEE has left the STORAGE unlocked or transferred the access electronic key to a third party.
- 7.3. The LESSOR does not take responsibility for the LESSEE'S property placed in the STORAGE or their preservation in the current condition.
- 7.4. Neither the LESSOR nor the LESSEE shall be liable for non-performance due to force majeure.

### 8. Final Provisions

- 8.1. The Agreement shall be deemed concluded at the moment when the LESSEE has paid for the first month of the lease.
- 8.2. All disputes regarding this Agreement shall be resolved by the LESSOR and the LESSEE by means of negotiations. If disputes cannot be resolved through negotiations, the LESSOR and the LESSEE may submit the dispute to a court for resolution in accordance with the laws and regulations of the Republic of Latvia.
- 8.3. If the LESSOR makes changes to the GENERAL TERMS AND CONDITIONS of the self-service storage lease, the LESSOR shall send a notification to the e-mail address specified by the LESSEE. If the LESSEE fails to terminate this Agreement in accordance with the procedure specified therein within 1 month, it shall be deemed that the LESSEE agrees to the changes in the GENERAL TERMS AND CONDITIONS.
- 8.4. The LESSEE hereby agrees to the processing of personal data for the provision of this Agreement, including video surveillance for security purposes in the LESSOR'S self-service storage complex at Krasta 97A, Riga.