



STORAGE UNIT RENTAL AGREEMENT

This RENTAL AGREEMENT dated _____, is made by and between Bodhi's Secure Storage and _____ (Customer).

1. Customer Information: Customer details can only be changed by written, signed notice from the Customer.

Customer Name:
Address:
Contact Number:
Email:
Names of others allowed access to the unit:

RENT IS DUE THE 1st DAY OF EACH MONTH

2. Term: Bodhi's Secure Storage rents to the customer that certain storage space, designated as UNIT __, approximate dimension ft² subject to the terms and conditions of this Agreement and continuing month-to-month until terminated or revised. The Unit is clean and undamaged upon Customer occupancy unless otherwise noted on a signed addendum to the agreement. Bodhi's Secure Storage reserves the right to revise any part of this Agreement, or cancel it, with 30 days advance notice to the Customer. Said revised Agreement shall not require Customer signature to become effective.

3. Rental: Customer shall pay Bodhi's Secure Storage a MONTHLY RENT OF £_____, on the 1st day of each month. Rent for the first month of occupancy will be prorated on a daily basis from date agreement is entered. There will be no proration for the last month of occupancy. Customer understands that rent must be paid in full each month and that Bodhi's Secure Storage, does not accept partial payments. Bodhi's Secure Storage reserves the right to change the rental rate charged at the initial term of this Agreement with 30 days advance notice to the Customer. Customer is responsible to pay any government taxes or charges.



4. Payment: Payment of monthly rent and other charges permitted by this Agreement shall be made on time. No bills or statements are sent. Payment may also be made on the premises by cash. Customer is responsible for any cost uncured by Bodhi's Secure Storage in collecting late or unpaid Storage Fee, or in enforcing this Agreement in any way, including but not limited to postal, telephone, debt collection, personnel and/or default action costs and associated legal and professional fee.

5. Other Charges: Customer agrees to pay applicable late charges as set forth in Paragraph A below or elsewhere in this Agreement. Late fees apply with or without notice. a) Late Charges: If Customer fails to pay rent by the end of the fifth (5th) calendar day after said rent is due, a late fee of £ 25.00 will be charged to the Customer's account. B) £10.00 deposit for the key of the allocated storage room. Deposit will be returned in full on termination of the agreement.

6. Termination by the Customer (Intent to Vacate): CUSTOMER MUST GIVE Bodhi's Secure Storage AT LEAST THREE (3) DAYS ADVANCED NOTICE OF TERMINATION OF THIS AGREEMENT. Any prepaid rent for months other than the month vacating will be refunded. Customer is responsible for all rent and other charges as long as the Customer's lock remains on the Unit. Upon vacating, Customer must leave the Unit empty, broom clean, and remove Customer's lock from the door. If Customer fails to empty and clean the Unit upon vacating, Customer will pay a set cost of £75.00 to Bodhi's Secure Storage for emptying and cleaning the Unit. Rent and other fees continue to accrue until Customer's lock is removed from the Unit and copy of the key returned.

7. Default: If Customer fails to pay rent or any part thereof or fails to fulfill any of the covenants or agreements herein specified to be fulfilled by Customer, Customer will be considered in default of this Agreement and Bodhi's Secure Storage may bring an action for restitution of the Premises as allowed by British law. Prior to sending a default notice, Bodhi's Secure Storage will enter Customer's unit to compile an inventory of items required by law for inclusion in the default notice and public sale advertisement. The Customer's lock will be physically removed at this time and Customer's unit will be sealed with a Bodhi's Secure Storage's lock. Furthermore, pursuant to law, Bodhi's Secure Storage may deny Customer access to the storage space by overlocking when rent is more than five (5) days past due. If the Customer does not pay the amount necessary to satisfy the lien and the reasonable expenses incurred by Bodhi's Secure Storage within seven (7) days after the delivery of a default notice to Customer, Customer's property in or on the premises will become Bodhi's Secure Storage



property. Bodhi's Secure Storage shall be able at its discretion to dispose of the goods at a public auction or otherwise or by destroying said goods. The proceeds made from the sale of such goods shall be used by Bodhi's Secure Storage to cover the sums due from any unpaid Storage Charge or any other sums due under this Agreement and any costs incurred by Bodhi's Secure Storage for the sale or destruction of the goods. Bodhi's Secure Storage does not need the prior approval of Customer to take this action, but a notice will be sent to Customer within seven (7) days of assessing the goods.

8. Use of Storage Space: Bodhi's Secure Storage is not engaged in the business of storing goods for hire and no bailment is created under this agreement. Bodhi's Secure Storage exercises neither care, custody nor control over Customer's stored property. Customer agrees to use the storage space only for the storage of property wholly owned by Bodhi's Secure Storage. Customer agrees not to live in the storage space or use the space for any illegal purpose. Customer agrees not to store flammables, stolen property, perishables, guns, ammunition, anything alive or dead. Nothing herein shall constitute any agreement or admission by Bodhi's Secure Storage that Customer's stored property has any value, nor shall anything alter the release of Space Self Storage's liability set forth below.

9. Hazardous or Toxic Materials: Customer is strictly prohibited from storing or using on the premises materials classified as hazardous or toxic under any local law or regulation, and from engaging in any activity which produces such materials. Customer's obligation of indemnity as set forth below specifically include any costs, expenses, fines or penalties imposed against Bodhi's Secure Storage arising out of storage, use or creation of any hazardous material by Customer, customer's agents, employees, invitees and/or guests. Space Self Storage may enter the space at any time to remove and dispose of prohibited items.

10. Care of the Premises: Customer, customer's agents, employees, invitees and/or guest, will maintain the premises in good condition, reasonable wear and tear is expected, and Customer shall not perform any practices which may injure the building or buildings or be a nuisance or a menace to other Customers and shall keep the premises under Customer's control, including the adjoining corridors and/or driveways, clean and free from rubbish, dirt, and other debris at all times. Rubbish shall be removed by Customer at Customer's expense. Bodhi's Secure Storage is not responsible for removal of goods of any nature.



11. **Damage by Customer:** Customer is responsible for the cost to repair any and all damage to the Unit or facility structure caused by Customer, Customer's agents, employees, invitees and/or guests.

12. **Insurance:** Bodhi's Secure Storage DOES NOT PROVIDE INSURANCE FOR STORED GOODS. Customer is encouraged to obtain a renters insurance policy to cover Customer while occupying the Premises. Such policy should include personal property coverage for damage / theft, etc. and personal liability coverage to protect Customer against injury claims from guests, etc.

13. **Release of Bodhi's Secure Storage's Liability for Property Damage:** All personal property stored within or upon the space by Customer shall be at Customer's sole risk. Bodhi's Secure Storage, Bodhi's Secure Storage's agents and/or employees shall not be liable for any loss or damage to Customer's personal property stored at the self-storage facility arising from any cause whatsoever including, but not limited to, burglary mysterious disappearance, fire, water damage, rodents, insects, Acts of God, the active or passive acts or omissions or negligence of Space Self Storage, Space Self Storage's agents and/or employees.

14. **Release of Bodhi's Secure Storage's Liability for Bodily Injury:** Bodhi's Secure Storage, Bodhi's Secure Storage's agents and/or employees shall not be liable to Customer, customer's agents, employees, invitees and/or guests for injury or death to Customer, Customer's agents, employees, invitees and/or guests as a result of Customer's use of storage space or the premises, even if such injury is caused by the active or passive acts or negligence of Space Self Storage, Space Self Storage's agents and/or employees.

15. **Indemnification:** Customer agrees to indemnify, hold harmless and defend Space Self Storage from all claims, demands, actions or causes of action (including attorney's fees and all costs) that are hereinafter brought by others arising out of Customer's use of the premises, including claims for Bodhi's Secure Storage active negligence except that Customer shall not be liable for Bodhi's Secure Storage's sole negligence.

16. **Bodhi's Secure Storage's Right to Enter (No Default):** Customer grants Bodhi's Secure Storage and/or representatives of any governmental authority, including police and fire officials, access to the Unit upon one (1) day advance notice to Customer for non-emergency situations. In the event of an emergency, suspected illegal use of the Unit, or structural/mechanical repair to the building, Space Self Storage and/or representatives of governmental authority shall have the right to enter the premises without notice to Customer, and take such actions as may be necessary or appropriate



to preserve the premises, to comply with applicable law, to enforce Bodhi's Secure Storage's rights or to protect the safety, health, and welfare of others and other's stored property.

17. Customer's Access: Customer's access to the premises may be conditioned in any manner deemed reasonably necessary by Bodhi's Secure Storage to maintain order on the premises. Such measures may include, but are not limited to, verifying Customer's identity and/or limiting hours of operation.

18. Locks: Customer agrees to use and Customer shall provide at Customer's expense a lock deemed sufficient to secure the Unit. Customer agrees to keep Unit locked when Customer is not present at premises. Bodhi's Secure Storage may, but is not required to lock Customer's storage space if it is found unlocked. Customer may use only one (1) lock per storage space door and Space Self Storage may remove any additional locks placed on storage space by Customer.

19. Property Left on Premises: Bodhi's Secure Storage may dispose of any property left in the storage space or on the premises by Customer after Customer's tenancy is terminated. Customer shall be responsible for all costs incurred by Bodhi's Secure Storage in depositing of such property.

20. Rules: Bodhi's Secure Storage shall have the right to establish or change hours of operation or to promulgate rules and regulations for the safety, care, and cleanliness of the premises, or the preservation of good order on the premises.

21. Relocation: Bodhi's Secure Storage reserves the right to relocate Customer, without expense to Customer, to any unit of comparable size.

22. Sublease: Customer may not assign this Agreement or sublet the premises.

23. Severability: It is understood and agreed that if any provision of this Agreement shall be held to be invalid, this Agreement shall be considered to be amended to exclude any such invalid provision and the balance of the Agreement shall be read independently of said excluded provision and shall remain in full force and effect.

24. Waiver: The failure of either party to enforce any covenant or other provision of this Agreement shall not constitute a waiver of the right to do so thereafter nor shall give rise to any cause of action or defense on the part of the Customer.

25. Survival of Covenants: All portions of this Agreement which by necessity are required to be enforced by either party are enforceable beyond the date of the termination of this Agreement.



26. Entire Rental Agreement: This agreement is the entire Agreement between the parties and the terms of this Agreement may be modified, amended or supplemented only in writing which has been signed by all of the parties hereto.

27. Personal Data: Bodhi's Secure Storage collects information about the Customer on registration and whilst this Agreement continues Bodhi's Secure Storage Processes Data in accordance with the Data Protections Act 1998 that is the UK's implementation of the General Data Protection Regulation (GDPR).

Signed Bodhis Secure Storage

AB INVESTMENTS SW LTD

Abbie Broadway Date.....

I agree to the terms stated in this agreement.

Customer Signed

Name:..... Date.....