

TERMS AND CONDITIONS OF CONTRACT

1. Rental month

The first day of the first rental month shall be the commencement date of rental, which is also put in writing in Article 1 of the rental agreement. The last day of the first rental month shall be the 30th day following that. The first day of the following rental month shall be the same day of the month as the commencement date of the rental or the last day of the closest calendar month while the last day shall be the same day of the calendar months as the last day of the first rental month or the last day of the closest calendar month. E.g.: a rental period starting on the 6th day of the month, finishes on the 5th day of the following calendar month.

2. Payment of the Rental fee

Lessee shall pay the rental fee described in Section 1 of the Contract in accordance with the provisions of the GTC.

3. Termination of the tenancy

The rental legal relationship established for a definite term shall not be terminated by ordinary termination. Lessor shall be entitled to terminate the rental legal relationship with immediate effect, if Lessee breaches the rules and regulations referring to rental fee payment, keeping the premises clean and tidy, the rules referring to storage restrictions, the displayed Rules of the House, the GTC or the safety provisions.

4. General Terms and Condition and House Rules

All terms and conditions not regulated in this instrument shall be governed by the General Terms and Conditions (pursuant to this Contract referred to as GTC) and by the House Rules. Lessee acknowledges receiving copies of the General Terms and Conditions and the House Rules simultaneously with the execution of this contract and Lessee approves the content thereof to be binding upon itself. Any changes to the GTC and House Rules are communicated by Lessor to Lessee via display and from then on such amendments apply to the effective Lease Contract and shall become valid without further legal statements.

5. Regulations on storage

Tenant shall be entitled to use the Rental Property solely in accordance with its lawful use, for the storage of valuables. It is forbidden to store within the Leased Property such materials, which are defined by the GTC. Lessee is obliged to refrain from littering within the premises of the Leased Property and to keep it clean and tidy.

6. Locking the Leased property

The Rental Property is locked by the lock purchased by the Lessee (may be purchased at the Leased Property). The door outside that makes it possible to enter the building – where the Leased Property is located – can be opened by a card; the number of cards to be required by the Lessee is optional and shall be paid for at the time the agreement is concluded.

If the cards are returned without any damage at their expiry date, their price shall be returned. The Lessee shall be obliged to notify the Lessor without delay, if a card is lost.

7. Miscellaneous

Lessee shall be entitled to insure the tangible movable properties in the Rental Property on his/her own expense.

Tenant shall use the trolley and the pallet lifter, lift and cargo lift for free of charge. Upon any defect of these tools and equipment, Lessor shall commence the repair of the broken down equipment 120 hours within the notification received. Lessor shall have no compensation liability towards Lessee due to the absence of the defected tools and equipment and during the additional repair period.

In other cases which are not described in the GTC, the Lessor shall not be entitled to enter the area of the Leased Property or place any other Lessee's valuables in the Leased

Property, furthermore do any arbitrary changes on the Leased Property of the Tenant and relocate the valuables of the Tenant to any other.