

## GENERAL TERMS AND CONDITIONS

Date of issue: June 22, 2026

Effective date: July 22, 2026

The basic terms and conditions of the legal relationship between the Lessor and the Lessee regarding the lease of storage space are set out in the Lease Agreement, while the detailed rules are contained in these General Terms and Conditions (hereinafter: GTC).

### 1. Definitions

**Leased Property:** means the area that can be locked independently by the Lessee and which the Lessee has leased from the Lessor.

**Rent:** the consideration payable by the Lessee for the use of the Leased Property.

**Base price:** the current monthly rent calculated for a given building or storage space, without discounts or promotions

**Gross monthly rent:** the consideration payable by the Lessee for the use of the Leased Property for the months in question.

**Rental month:** the period specified in Section 4 of the Lease Agreement.

**Discounts, promotions:** the percentage of monthly discounts applicable to given months.

**Rules governing the lease:** collectively refers to the Lease Agreement, these GTC, the House Rules, and the laws governing the lease.

**Lease Agreement:** means the document entitled "Lease Agreement for Storage Space" governing the basic terms and conditions of the lease.

**Lessee:** means the person renting the Leased Property, but also includes any persons authorized by the Lessee to use the Leased Property in any way, as well as those who have access to the Leased Property due to the Lessee or through the Lessee's fault, or for whom the Lessee is responsible have access to the Leased Property due to the Lessee or through the Lessee's fault, or for whom the Lessee is responsible.

**House Rules:** a document unilaterally established by the Lessor governing the operation of the Leased Property.

**Personal belongings:** means all items that the Lessee may place in the Leased Property. **Commencement date:** the date specified in the Lease Agreement as the start of the lease.

**Services:** means the provision of all services undertaken by the Lessor in connection with the Leased Property.

**Prohibited Movable Property:** means all items that the Lessee may not place in the Leased Property.

### 2. The lease

2.1) The Lessor leases to the Lessee the Leased Property specified in the Lease Agreement, which is suitable for the storage of the Property, under the basic terms and conditions specified therein conditions specified therein. The detailed rules of the lease relationship are contained in these GTC.

2.2) The lease shall be valid from the Commencement Date specified in the Lease Agreement until the expiry of the fixed term or for an indefinite period, in accordance with the provisions of the agreement concluded between the parties. Until the termination of the legal relationship in any way, the Lessee shall be obliged to pay the rent. After the termination of the lease, until the leased property is vacated and returned to the Lessor's possession at , the Lessee shall be obliged to pay a daily usage fee of HUF 200/m<sup>2</sup> + VAT, but at least twice the base price for the period. In addition, the Lessor may claim compensation for its damages and any costs that may arise, as detailed in point 12.5) without limitation. If the amount paid in settlement of the debt is not sufficient to cover the entire debt, it shall be allocated first to the costs, then to the interest, and finally to the principal debt (primarily the principal debt that fell due earlier), unless the Lessee has provided otherwise and no clear intention can be discerned.

2.3) During the term of the lease, the Lessor shall provide certain services to the Lessee, while the Parties shall have the rights and obligations specified in the rules governing the lease.

2.4)The Lessee may not sublet the Leased Property or transfer to its use to a third party. In the event of a breach of this provision, the Lessor may terminate the lease with immediate effect by way of extraordinary termination, and the Lessee shall be liable for damages.

2.5)The basic terms and conditions of the lease agreement set out in the Lease Agreement may only be amended in writing and in advance. The Lessor shall be entitled to unilaterally amend the GTC and the House Rules, which shall be posted on the premises of the building/property comprising the Leased Property, indicating the date on which the amendments shall take effect. If the Lessee does not agree with the amendment, they shall be entitled to terminate the lease agreement extraordinarily within 30 days of the posting of the amendment, but in this case, they shall not be entitled to claim compensation or the costs incurred in connection with the termination of the lease agreement from the Lessor.

2.6)The placement of Prohibited Items in the Leased Property constitutes a serious breach of contract and the Lessor may terminate the legal relationship with immediate effect, take the necessary measures to remedy the breach of contract, enter the Leased Property, remove and destroy the Property without notifying the Lessee, and notify the competent authorities. The costs incurred by such necessary coercive measures shall be borne by the Lessee, and the Lessor shall not be liable for any damage that may occur, including any damage to the Movable Property placed in the Leased Property. If the Tenant causes damage to a third party by placing Prohibited Items, the Tenant shall be obliged to pay for it, and the Landlord shall not be liable for such damage to third parties. In the event of the placement of Prohibited Property, the Lessor may claim three times the otherwise payable Rent from the Lessee as a penalty if it can be clarified how long the Prohibited Property was in the Leased Property. If this period cannot be determined, the Lessor shall be entitled to claim a penalty from the Lessee equivalent to three months' rent, which shall be due within 3 days of the notice.

2.7)Prohibited items include explosive, radioactive, toxic, and other substances harmful to health, money, jewelry, any food, living creatures, and any other items obtained in violation of the law, in particular chemicals, gases, fuels, corrosive substances, environmentally hazardous substances, radioactive and biological substances, garbage, waste, substances that emit odors or sounds, weapons and ammunition, including their components, furs, works of art, irreplaceable Personal Property, Personal Property of sentimental value to the Lessee, securities, vehicles in a dangerous condition, hazardous materials, and Personal Property or materials whose possession is prohibited by law.

### **3. Use of the Leased Property**

3.1)From the start date of the lease, the Lessee shall have exclusive use of the Leased Property. The Lessee may only take possession of the Leased Property once the Lease Agreement and these GTC have been signed, but not earlier than on the Commencement Date of the lease, and provided that the first month's rent has been paid.

3.2)If the Start Date of the lease and the signing of the Lease Agreement and the GTC fall on the same day, the transfer of the Leased Property to the Lessee shall be deemed to have taken place. If the Lessor is unable to hand over the Leased Property to the Lessee on the Commencement Date of the legal relationship for reasons beyond its control, it may offer another similar Leased Property under similar conditions. If the Lessee does not accept this, the legal relationship shall terminate and the Parties shall be released from their obligations.

3.3)The Leased Property shall be in an open state on the Commencement Date of the lease, to which the Lessee shall be entitled to affix a lock and place his/her Movable Property therein. The Lessor shall ensure that the premises can be locked, but the Lessee shall purchase the lock at its own expense. If the Lessee fails to lock the Leased Property at any time, the Lessor shall not be liable for any damage resulting therefrom. If the Tenant loses the keys to the lock and/or it becomes necessary to cut the lock, this may only be done by the Landlord, on the basis of a written report or a unilateral statement by the Tenant, and at the Tenant's expense.

3.4)In order to gain access to the property/building comprising the Leased Property, the Lessor shall provide the Lessee with a card belonging to the Lessor for the duration of the legal relationship. In the event of loss or damage to the card, the Lessee shall bear the costs of replacement. The Lessor shall not be liable for any damage incurred in the event of loss of the card, but the Lessee shall immediately notify the Lessor, who shall invalidate it as soon as possible. The Lessee may only give the card to persons who are registered in the Lease Agreement as authorized to enter.

3.5)The Lessor shall not be liable if the Lessee has granted access to the Leased Property to other persons listed or not listed in the Lease Agreement, or if outsiders have gained access to the Leased Property due to the loss/theft of the lock key and card.

3.6)The Lessee shall use the building/property comprising the Leased Property with the utmost care, in particular when driving a car, loading and unloading, packing and unpacking the Leased Property, and locking and unlocking it. The Lessee shall comply with traffic regulations and shall switch off the engine when driving in and out of enclosed spaces, except when entering and exiting. The area of the building/property comprising the Leased Property may be used for parking. The Lessor shall be entitled to have vehicles parked unlawfully removed from the area of the building/property

or outside the area at the Lessee's expense. The Lessor shall not be liable for any damage resulting therefrom.

3.7)The Lessee may not use electrical equipment in the Leased Property or connect it to an electrical source. Violation of this provision shall result in the immediate termination of the lease.

3.8)The Lessee may only use the Leased Property for the storage of Movable Property and for its intended purpose. Consequently, the Lessee may not carry out any service, office, commercial or other activities requiring continuous presence in the Leased Property beyond loading and unloading, nor may the Lessee carry out any economic or business activities, manufacture, repair or maintain any materials, goods or Movable Property, or carry out any technical activities.

3.9)The Lessee may not carry out any alterations to the Leased Property, nor may it change or damage it. The Lessee declares that it will comply with the weight limit per square meter of the building as specified in the house rules. If the Lessee violates this, they shall bear the full cost of repairing any damage caused by exceeding the weight limit.

3.10)The Lessee shall store its Movable Property in such a way that the premises and walls are lockable and ventilated, leaving at least 50 cm of space under the ceiling. The Lessee shall not leave any Movable Property in front of or outside the Leased Property or in the building/real estate comprising the Leased Property. The Lessor shall not be liable for any Personal Belongings left outside the Leased Property and may remove or destroy them upon discovery. If it can be established that the belongings were left there by the Lessee, the Lessor shall request the Lessee to remove the belongings. If the Lessee fails to do so within 8 days, the Lessor shall destroy them and charge the Lessee for the costs incurred.

3.11)The Lessee shall be obliged to provide the Lessor with access to the leased property at a pre-agreed time for the duration of the maintenance and repair work to be carried out.

3.12)The Tenant may dispose of any trash or waste—other than normal household waste—off the Premises only in a manner, quantity, and location agreed upon with the Landlord. Any waste disposed of without the Landlord's consent shall be removed by the Landlord, who shall be entitled to recover the costs thereof from the Tenant.

3.13)The Tenant is obligated to keep all gates and entrance doors of the building, part of the building, courtyard, and entire property comprising the Leased Premises closed; the Tenant may not prop them open or prevent the gates from closing (e.g., by covering the sensors).

3.14)If the Tenant breaches any obligation stipulated in the individual contract, the general terms and conditions, the house rules, or applicable law, and thereby causes damage, the Landlord shall take action on its own to remedy the damage (repair, restoration, payment of compensation to a third party, etc.) and shall be entitled to charge the Tenant for all related costs and expenses, as well as a general administrative fee of 20,000 HUF + VAT per occurrence.

#### **4. Provision of another leased property by the Lessor**

4.1)The Tenant acknowledges that the Landlord may, if necessary, provide the Tenant with a different Leased Property. Such a measure may be taken if the Landlord deems it necessary to carry out planned repairs, maintenance, or renovations to the building or property that includes the Leased Property, during which the Landlord would face disproportionate difficulties in ensuring the Tenant's intended use of the Leased Property. In such cases, the Landlord shall provide the Tenant with another Leased Property with similar characteristics, either on a temporary or permanent basis.

4.2)The Landlord shall notify the Tenant of the need to provide an alternative Rental Property, granting the Tenant a 10-day period to inspect the new Rental Property and to declare whether they accept or reject it. If, within this 10-day period, the Tenant declares that they do not accept the alternative Rental Property offered as a replacement, the lease agreement shall terminate on the last day of the rental month, and the Tenant shall be obligated to remove their personal belongings and return the Rental Property to the Lessor in a vacated, clean condition to the Lessor.

4.3)If the Tenant fails to respond within 10 days, it shall be deemed that the Tenant has terminated the Lease Agreement, and the tenancy shall terminate on the last day of the Lease Month; the Landlord may then proceed in accordance with the provisions of the Lease Agreement and the General Terms and Conditions regarding the vacating of the premises and the collection of rent.

4.4)If the Tenant accepts the new Leased Premises, the Personal Property must be moved to the new location on the date agreed upon with the Landlord. The Landlord shall provide the transportation equipment necessary for the move.

4.5)The Tenant acknowledges that if, due to a lack of space, the Tenant is moved into a storage unit larger than the one requested and pays rent for fewer square meters than the actual floor area of the Leased Property, as soon as a smaller storage unit of the appropriate size becomes available, the Tenant is obligated to move to it with the Landlord's assistance within 3 days of receiving the Landlord's notice. If the Tenant fails to comply with this obligation, the Tenant shall be required to pay rent based on the actual floor area of the Premises rented up to that point.

4.6)The Lease Agreement, any amendments thereto, and the provisions of the General Terms and Conditions shall also apply to the new Premises.

## **5. Opening of the Leased Property by the Lessor if necessary**

5.1) If necessary, the Lessor may remove the lock/padlock placed on the Leased Property by the Lessee, open the Leased Property and remain there for as long as it deems necessary. Such a necessary case shall be deemed to exist if the Leased Property, its building, the Tenant's or third parties' Movable Property is at risk of damage, or if it is absolutely necessary for immediate maintenance or repair work. The Lessor may also act in this manner if it recognizes that the Personal Property located in the Leased Property endangers the building/property or the Personal Property of other Tenants, or if it detects Prohibited Personal Property therein, or if the Tenant causes damage with his/her Personal Property located therein.

5.2) In this case, the Lessor shall notify the Lessee as soon as possible of the opening of the Leased Property, the reasons for doing so, the measures taken by the Lessor, and the actions expected of the Lessee. If the Tenant fails to cooperate with the Landlord, the Landlord may terminate the lease with immediate effect by way of extraordinary termination, and the provisions applicable to termination shall apply.

## **6. Termination of the lease**

### **6.1.) Termination**

6.1.1) In the case of a fixed-term lease agreement the agreement shall terminate upon the expiry of the fixed-term lease period, or on the basis of a written agreement between the Parties, or by extraordinary termination, at which point the Lessee's right to use the Leased Property shall cease and the rules governing the lease shall apply. If the Parties enter into a fixed-term contract with the option of ordinary termination, the Parties may only terminate the contract in writing during the fixed term, subject to any restrictions specified in the contract. In the event of ordinary termination, the Lessee shall ensure that its written notice of termination is received by the Lessor (by e-mail or post) by the date of invoicing of the rent (the "invoicing period" specified in the individual contract). If the Lessee has notified the Lessor of the termination in accordance with the above, the Lessee shall vacate and return the leased property to the Lessor by the next due date. If the leased property is not vacated, left and returned by the due date, the Lessor shall be entitled to proceed in accordance with these GTC. The Lessor shall be entitled to terminate the contract with 30 days' notice to the due date. In such cases, the contract shall terminate on the date specified above.

6.1.2) Both parties are entitled to terminate the lease agreement during the term of the lease. In the event of termination, the Lessee shall ensure that the written notice of termination is received by the Lessor (by e-mail or post) by the date of invoicing of the rent (the "invoicing period"). Provided that the notice of termination has been duly communicated to the Lessor, the Lessee shall vacate and clear the leased property and return it to the Lessor by the next due date. If the leased property is not vacated, left, and returned by the due date, the Lessor shall be entitled to proceed as specified in the GTC. The Lessor shall be entitled to terminate the contract with 30 days' notice to the due date. In the case of an indefinite contract the legal relationship shall terminate between the Parties if they state it in a written agreement or by extraordinary termination, at which point the Lessee's right to use the leased property shall terminate and the rules governing the lease shall apply.

6.2) The Lessor may terminate the lease agreement with immediate effect, regardless of whether the agreement is for a fixed or indefinite term, in the event of a serious breach of contract by the Lessee, if the Lessee fails to remedy the breach within the deadline specified in the Lessor's written notice. The Lessor may terminate the lease with immediate effect by extraordinary termination if this protects the Lessor or other Lessees or third parties from any damage.

6.3) The Lessee may terminate the lease by extraordinary termination, whether the contract is for a definite or indefinite period, if the Lessor unlawfully closes the Leased Property to the Lessee and/or does not allow the Lessee to enter the building/property of the Leased Property.

6.4) The Parties shall also be entitled to extraordinary termination, whether in the case of a fixed-term or indefinite contract, if the breach of contract is not considered serious, but the prescribed or intended use is not permanently ensured and the other party fails to remedy it within 8 days despite a written warning..

6.5) On the date of termination of the lease, the Lessee shall return the Leased Property to the Lessor in an empty, clean condition, taking into account normal wear and tear, in a condition corresponding to that at the time of receipt, and in an open state. If the Lessee fails to return the Leased Property to the Lessor in the condition specified above, the Lessor shall immediately remove any waste, garbage, or belongings left behind, and the Lessee shall be obliged to pay all costs incurred in connection therewith. The Lessee shall also bear the costs of disposing of the garbage, waste, and Personal Belongings.

6.6)The Lessee shall notify the Lessor of the vacating of the Leased Property and return the card to the Lessor even if this occurs at the end of the lease period or before its expiry and the Lessee has no outstanding debts to the Lessor.

6.7)In the event of termination of the lease in any way, the Lessee shall be obliged to pay a daily usage fee of HUF 200/m<sup>2</sup> + VAT, but at least twice the base price, for as long as their belongings remain in the Leased Property. In the event of termination of the lease, the Lessor may, at its discretion, vacate the storage facility immediately. If the Leased Property is vacated by the Lessor due to the Lessee's breach of contract, the Lessee shall pay a usage fee of HUF 2000/pallet or m<sup>2</sup>/day + VAT for the period during which the Movable Property is stored on pallets in the common storage facility or elsewhere, 2000 HUF/pallet or m<sup>2</sup>/day + VAT for the period during which the Lessor stores the Tenant's belongings.

## **7. Provisions relating to the rent and its payment**

7.1)The Lessee shall pay the Rent specified in the Lease Agreement by the due date. If the Lessee fails to meet their payment obligation by the deadline, the Lessor shall charge the current base rate of the central bank + 8% for the period of delay, in addition to the monthly rent. If the Lessee has paid the Lessor an amount higher than the rent invoice or current account balance, the Lessor shall, upon request, settle the overpayment in cash or refund it to the Lessee after deducting the bank transfer costs. The Lessee may claim back any overpayments of less than HUF 3,000 within 30 days of the termination of the Lessee's legal relationship. After the expiry of the 30-day limitation period, the Tenant's claim for a refund shall expire, and the Landlord shall consider the overpayment as a waived claim, to which the Tenant irrevocably agrees by signing the contract. The Lessee shall pay the rent in accordance with the provisions of these GTC and the contract. In the event of a contract amendment, the Lessee shall fulfill its rent payment obligation at the fixed appropriate time and in the appropriate amount. If the Lessee fails to comply with this provision of the contract or its amended, its consolidated provisions the Lessor shall be entitled to terminate the contract and to apply the legal consequences set out in these GTC, or to proceed accordingly.

7.2)Failure to pay the rent by the due date shall constitute a serious breach of the Lease Agreement. If the Lessee fails to pay the rent due and other payment obligations in full and on time, they shall lose the gross monthly rent set for them and shall be obliged to pay the base price and other costs from the period affected by the delay. If the Lessee fails to pay the rent, the Lessor shall set a grace period for payment, The Lessee acknowledges that in the event of failure to meet the grace period specified in the Lease Agreement for the payment of the Rent, they shall be obliged to pay a one-time penalty of HUF 30,000 in addition to the default interest. The obligation to pay the penalty shall arise separately for each delay in the payment of the Rent. The Tenant's obligation to pay the late payment penalty shall become due upon the unsuccessful expiry of the 8-day grace period that may be granted to the Tenant. If the Lessee fails to fulfill its payment obligation even within the grace period specified in the first payment reminder, this shall constitute a serious breach of the Lease Agreement, as a result of which the Lessor shall be entitled to terminate the lease with immediate effect. This termination shall not affect the obligation to pay a penalty. In addition to the legal consequences of termination of the Lease Agreement specified in this section, the Lessee shall pay the Lessor the cost of the first payment reminder in the amount of HUF 2,000 and the late payment penalty by the 16th day of the Lease Month at the latest. The Lessee expressly acknowledges that it shall not be exempt from this obligation in the event of the application of the provisions relating to the extension of the lease relationship as set out in point 7.5).

7.3)The Lessor may only increase the Rent if the lease relationship specified in the contract exceeds six months, or if the lease relationship is extended beyond the period(s) specified in the Lease Agreement, or if the Lessee fails to meet its payment obligations. If the Rent is increased under the above conditions, the Lessor shall notify the Lessee in writing. If the Lessee does not accept this and notifies the Lessor thereof, the lease shall terminate on the last day of the rental month and the Parties shall be obliged to apply the rules governing termination.

7.4)If the Lessee does not raise an objection within 10 days of receiving the Lessor's notification of the Rent increase, it shall be deemed to have been accepted and the new Rent shall apply from the first day of the Rental month following the 10th day after the date of the Lessor's notification. 7.5) The Lessee acknowledges that the Lessor has 6 billing periods per month, as follows:

7.5)The Lessee acknowledges that the Lessor has 6 billing periods per month, as follows:

- Billing for the period from the 5th if the start date of the lease is between the 12th and 17th of the month,
- Billing on the 10th if the start date of the lease falls between the 18th and 22nd day of the month,
- Billing on the 15th if the rental period began between the 23rd and 27th day of the month,
- Billing on the 20th if the start date of the lease falls between the 28th and the 1st day of the month,
- Billing on the 25th if the start date of the lease falls between the 2nd and 6th day of the month,
- Invoicing on the 30th if the start date of the lease falls between the 7th and 11th day of the month.

The above billing periods mean that in all cases the invoice is issued in advance, i.e. if the lease begins on December 3, the invoice for each month of the lease will be issued on the 25th of the previous month. Invoicing takes place on the first day of each billing period. The rent for the first month of the lease is due on the day the lease agreement is signed, either in cash or by advance bank transfer. From the month following the first month of the lease, the tenant is required to pay the rent for the given month of the lease within 8 days of the invoice being issued. If the Lessee requests a lump sum payment for the rent for the rental period specified in Section 1 of the Agreement, the gross monthly rent broken down for all months shall be invoiced to the Lessee on a single invoice, and the Lessee shall not receive any further monthly invoices during the invoicing period specified above. If the Lessee's request for extension is late and the start of the next rental period would precede the expiry of the 8-day payment deadline, the Lessor shall designate the first day of the next rental month as the payment deadline. If the rental relationship is extended between the parties, even by telephone, and the Lessee does not dispute the invoices issued on the basis of the extended rental relationship within 3 days of their dispatch, the rental relationship between the Parties shall be deemed to have been extended. For the additional months of the extension, invoicing shall again be based on the previous invoicing period.

7.6)The Lessee shall pay the rent due in cash or by bank transfer so that it is credited to the Lessor's account no later than the due date.

7.7)When paying the Rent, the invoice number issued to the Lessee must always be indicated (e.g. F-2020/0000). The Lessee shall bear the consequences and costs of any late accounting or reminders resulting from failure to do so.

7.8)If the area of the Leased Property differs by less than 15% ± from that specified in the contract due to an administrative error, this shall not constitute grounds for adjusting the Rent.

7.9)The Lessee shall be obliged to pay the Rent for the period during which the Leased Property is closed due to the Lessee's conduct and until it is forcibly vacated by the Lessor, or, if the lease has been terminated, a daily usage fee of HUF 200/m<sup>2</sup> + VAT, but at least twice the base price for the period.

7.10)After the Lessee has paid the amount owed, the Lessor shall open the leased property within 120 hours, thereby terminating the closure of the leased property. The Lessee shall not be entitled to any compensation for damages resulting from the closure.

7.11)The Tenant acknowledges that the Landlord is entitled to recover from the Tenant any and all expenses and costs arising from the Tenant's breach of contract or from the Tenant's request to amend the contract (including, but not limited to, moving, insurance for packing materials, claims arising from another storage facility, and office-related expenses). The Tenant further acknowledges that the minimum fee for such costs is 5,000 HUF per item.

## **8. Rights and obligations of the Lessor**

8.1)During the term of the lease, the Lessor shall be obliged to ensure the exclusive use of the leased property during its normal opening hours and to provide the services necessary for access to the leased property/building (e.g. magnetic card system), In the event of a malfunction, the Lessor shall commence troubleshooting and repair within 120 hours, but shall not be liable to the Lessee for damages due to the lack of or restriction on use at the time of the malfunction.

8.2)The Lessor cannot regulate the temperature of the Leased Property, so it varies according to the prevailing weather conditions. The Lessee shall take this into account when storing their Personal Belongings, i.e. they may only store Personal Belongings that can withstand the effects of weather and temperature fluctuations. The Lessor shall not be liable for any damage caused by temperature fluctuations or weather conditions.

8.3)At its discretion, the Lessor shall ensure the security and protection of the building/property comprising the Leased Property by means of manned security or an alarm/camera system.

8.4)The Lessor undertakes to notify the Lessee of the provisions set out in the Lease Agreement and the GTC, as well as in other necessary cases.

8.5)The Lessor undertakes to replace lost or damaged cards at the Lessee's expense.

8.6)The Lessor has the right to assess whether the Movable Property placed by the Lessee constitutes Prohibited Movable Property or poses a threat to the Lessor or third parties, or to life and property safety.

## **9. Rights and obligations of the Lessee**

9.1)The Lessee shall use the Leased Property for its intended purpose in compliance with the rules governing the right of lease. When using the Leased Property, the Lessee shall act in such a way that its conduct does not cause damage or endanger life and property. The Lessee shall inform the Lessor of any extraordinary circumstances occurring in the Leased Property or the Movable Property located therein as soon as reasonably possible and in the manner reasonably

expected. The Lessee shall be liable for any damages arising from failure to do so.

9.2)The Lessee shall cooperate with the Lessor, i.e. receive notifications and make the necessary statements and take the necessary measures within the specified time.

9.3)The Lessee shall be obliged to pay the Rent and all related payment obligations arising from the legal relationship.

9.4)The Lessee shall immediately notify the Lessor of any change in their address, registered office, or billing address. The Lessor shall not be liable for any damages resulting from incomplete or omitted notifications.

## **10. Liability of the Lessor**

10.1)The Lessor shall not be liable in the following cases: - if the damage was caused by the conduct of the Lessee or other persons within their sphere of interest, or by a breach of the rules governing the lease; - in all cases where the damage was caused by circumstances beyond its control, including, for example, force majeure, damage caused by criminal acts committed by other Tenants or outside third parties; - for damage caused by necessary actions taken in connection with the Lease due to the Tenant's conduct; - for the temporary unusable condition of equipment provided by the Lessor (e.g., elevator, forklift, magnetic card, etc.) - temporary unusable condition, - and in all cases where the Lease Agreement, these GTC, or the law excludes the Lessor's liability.

10.2)If an event occurs that would give rise to the Lessor's liability for damages, the Lessee shall notify the Lessor immediately, but no later than 24 hours after becoming aware of it or on the next working day. Failure to comply with the above notification deadline shall exempt the Lessor from liability for damages.

10.3)If the Lessor's liability for the damage incurred can be established, the Lessor shall be liable up to the amount of the rent calculated for the given lease, but within this limit, up to a maximum value of HUF 100,000. The Lessee shall place the Movable Property in the Leased Property taking into account these compensation amounts.

10.4)The Lessor emphasizes that it does not have insurance for the Movable Property placed in the Leased Property, but recommends that the Lessee take out and maintain insurance for the Movable Property during the lease period.

10.5)However, the Lessor undertakes to take out insurance on the building comprising the Leased Property and to maintain it throughout the lease period. This insurance is sufficient to cover the Lessor's liability for damages arising from the Lessor's civil liability and under these GTC. However, the insurance taken out by the Lessor does not cover the movable property stored by the Lessee in the Leased Property (movable property insurance).

## **11. Responsibility of the Lessee**

11.1)The Lessee shall be liable for the following damages: - in the event of a breach of the rules governing the lease, the Lessee shall be obliged to pay the Lessor for all damages and costs incurred; for damages and costs incurred due to the loss or theft of the access card; damage caused to third parties; if the Lessor is subject to proceedings and sanctions by the authorities due to the Lessee's activities, as well as in all cases where the Lessee's liability is established by the Rental Agreement, these GTC, or the law.

11.2)The Lessee places its Movable Property in the Leased Property in the knowledge that it is obliged to bear all risks related to the Movable Property, as the Lessor does not insure it and does not undertake any obligation to directly protect the Movable Property. The Lessee therefore acknowledges that it bears the entire risk in connection with the safekeeping and protection of the Movable Property and, in its own interest, may take out insurance to cover its own damages and damages arising from its civil liability, if it deems it necessary.

11.3)The Landlord specifically reminds the Tenant to lock all doors and windows of the Premises before leaving the Premises in all cases, in order to prevent unauthorized entry by third parties and weather-related damage. The Tenant shall be solely liable for any damage caused by doors or windows left open and shall bear the costs thereof.

## **12. Lien**

12.1)The Lessee acknowledges that the Lessor shall have a lien on all Movable Property located in the Leased Property if the Lessee fails to pay the Rent to the Lessor within the payment deadline, or if the lease relationship between the parties has been terminated, but the Lessee's Movable Property has not been removed, as a result of which the Lessor has a claim for a usage fee in accordance with these GTC or any other claim against the Lessee arising from the lease agreement (penalty, reminder fee, eviction costs, etc.) against the Lessee.

12.2)If the Lessee places their Movable Property in the Leased Property, either for consideration or as a favor to another person, they shall be obliged to inform the Lessor that the Lessor shall have a lien on the Movable Property placed in

the Leased Property to the extent of the expired Rent and ancillary charges.

12.3) In the event of the lien arising as described above, the Lessor shall be entitled to prevent the Lessee from opening the Leased Property, either by installing another lock and/or by blocking the Lessee's access to the building/property containing the Leased Property.

12.4) In its notice setting an 8-day grace period for the payment of the outstanding Rent, the Lessor shall inform the Lessee that it may enforce its lien on all Movable Property in the Leased Property as security for all its claims against the Lessee.

12.5) If the Lessee fails to pay the arrears within this additional deadline, or in the event of termination of the lease, if the Lessee fails to remove their Movable Property, in addition to paying the arrears of Rent and/or usage fees, penalty, and reminder fee, the Lessee fails to remove its Movable Property, the Lessor may, at its discretion, open the Leased Property at the Lessee's expense and sell the Movable Property in accordance with the requirements of commercial reasonableness, outside of court enforcement, privately or publicly, or may hand over the Movable Property to an auctioneer, or – in accordance with the rules of agency without authority – may remove it and, at its own discretion, store it in a shared storage facility for a daily usage fee of HUF 2000/pallet/day+ VAT until the Rent, and other claims can be collected. The Lessor shall then have the option, at its own discretion, to sell or even destroy the Movable Property. The costs of destruction shall also be borne by the Lessee. In the event of enforcement of the lien, the Lessor shall first deduct the costs incurred in enforcing the lien from the proceeds, then satisfy its claims in the order specified in the Civil Code, and repay the remaining amount to the Lessee. The Lessor shall prepare a statement of account after the sale in accordance with Section 5:135 of the Civil Code. The Lessee expressly acknowledges that if the Rent is not paid by the Lessee even after the grace period, the Lessor may incur the following costs, without limitation: the costs of a payment reminder for late payment in the amount of HUF 2,000, the one-time or multiple penalties in the amount of HUF 15,000 specified above, usage fees, transportation costs, loading costs, packaging costs, inventory costs, etc. The Lessee acknowledges that, in addition to the rent, the Lessor may also claim reimbursement of these costs.

12.6) If the proceeds from the sale of the Movable Property as described above do not cover the Lessee's arrears, the Lessor may continue to claim the outstanding amount from the Lessee.

12.7) As long as the Movable Property is in the Leased Property, or the Lessor has to arrange for its storage in whole or in part in the Lessor's common or other storage facility, the Lessor may demand payment of a daily usage fee of HUF 200/m<sup>2</sup> + VAT, but at least twice the base price, as specified in the Lease Agreement and these GTC.

12.8) Measures taken by the Lessor in connection with the enforcement of the lien shall be considered to have been taken due to the Lessee's breach of contract, and therefore the Lessor shall not be liable for any damages incurred in the meantime. In all other respects, the rules of the Civil Code shall apply to the enforcement of the lien.

12.9) The Lessee acknowledges that the Lessor's enforcement of the lien is a right and not an obligation, i.e. the Lessor is entitled, at its own discretion, to enforce its lien as described above, or to store the Movable Property, or to destroy it if the above measures prove unsuccessful.

### **13. Notification of the Parties**

13.1) The Parties may only send notifications in writing to the addresses specified in the Lease Agreement. The Lessor shall send notifications to the Lessee to the Lessee's "notification address." Notifications to the Lessee may be made in the forms specified by the Lessee to the Lessor. Accordingly, written notifications to the Lessee may be sent by post, direct delivery, or e-mail. All written notifications and statements addressed to each other by the Parties shall be deemed to have been duly fulfilled if they have been sent or delivered in writing to the other party at one of the contact addresses specified in this contract (e.g., in person or by postal delivery or parcel delivery service, courier service, or e-mail, etc.), and their receipt is confirmed by registered mail, return receipt, electronic email, or written acknowledgment of delivery, excluding the extension of the Lease Agreement, which may also be extended by telephone as detailed below. The date of receipt of any notification or request related to the Lease Agreement shall be deemed to be the date which: - in the case of registered mail, is indicated on the return receipt as the date of receipt; - in the case of registered mail or registered mail with return receipt, if the return receipt is marked "not collected," "moved," "addressee unknown," or similar, the fifth day after posting; - in the case of delivery in person or by parcel or courier service, the date stated on the written acknowledgment; - in the case of delivery by e-mail, as indicated on the electronic e-mail or its confirmation, as displayed on the recipient's computer, or, in the absence thereof, as the date of dispatch from the sender's computer - in the case of refusal to accept the item, the date of the attempted delivery.

13.2) The Lessor may be notified at the address or e-mail address specified in the Lease Agreement.

13.3) In the case of personal delivery, the notification shall be deemed to have been delivered on the date of receipt by

the recipient, and in the case of registered mail, on the 5th working day following the date of posting, while notification sent by email shall be deemed to have been delivered on the 5th working day following the date of sending.

13.4) In connection with the receipt of the documents as described above, the Lessee is obliged to create a situation in which they can be received. If any of the Lessee's notification addresses change, they are obliged to notify the Lessor immediately. The Lessee shall bear the consequences and damages arising from any failure to do so.

13.5) Any person residing at the notification or other address specified by the Lessee may receive the Lessor's notification.

#### **14. Other**

14.1) The Lessor provides for the conclusion of the Lease Agreement by means of electronic (biometrically authenticated) contract conclusion, the information on which is available on the company's website at [www.selfstore.hu](http://www.selfstore.hu) ("Information on electronic contract conclusion").

14.2) When concluding the Lease Agreement, the Lessor is entitled to request documents certifying the data of natural persons and the identity card of the representative indicated in the company register of business associations and to record the necessary data. The Lessor informs the Lessee that it will process their personal data in accordance with the provisions of Act CXII of 2011 on the right to self-determination and freedom of information in order to fulfill its legal obligations arising from or related to the lease relationship. The Lessor may only disclose facts, data, or opinions concerning the Lessee to third parties in cases specified by law or with the Lessee's consent. The Lessee expressly consents to this and to the storage of data. The Lessor informs the Lessee that the General Data Processing Notice regarding data processing is available at [www.selfstore.hu](http://www.selfstore.hu), and the Data Protection and Data Processing Policy regarding the camera surveillance system is also available at [www.selfstore.hu](http://www.selfstore.hu) on the company's website. The Lessee declares that they have read and accepted the information and the policy.

14.3) Image and sound recording: The Lessor informs the Lessee that it makes video and sound recordings in the building and on the property of the Leased Property, which it retains for a minimum period of ten days. If any event occurs that requires image and/or sound recording for proof, the Lessor may use it. If the Lessee requests the Lessor to review the image recordings, the Lessee shall bear the Lessor's costs in the amount of HUF 10,000 + VAT/hour (each hour started shall be invoiced). The Lessee shall only be entitled to view the recording if it does not infringe on the personal rights of others.

14.4) The Lessor may also make audio recordings of telephone conversations with the Lessee, to which the Lessee consents.

14.5) The legal relationship shall be governed by the provisions of Hungarian law, and in the event of a legal dispute, if the case falls within the jurisdiction of the district court, the parties shall submit to the exclusive jurisdiction of the Buda Central District Court if they are unable to reach an agreement out of court.

14.6) If any provision of the Rental Agreement or the GTC becomes invalid, this shall not invalidate the other provisions of the agreement, which shall remain in force unchanged. The Parties shall replace the invalid provision by mutual agreement; failing this, the provisions of the law closest to the invalid provision shall be taken into account.

Clause: I have read and understood these General Terms and Conditions and accept them as binding on myself.