



**STOR BOX (PTY) LTD**  
**Registration Number 2020/660904/07**  
**Situated at**  
**270 Felix Dlamini Road, Overport, Durban 4000**

**AGREEMENT OF LEASE**

**LEASE AGREEMENT BETWEEN STOR BOX (PTY) LTD AND**

SIGNED by the Tenant at \_\_\_\_\_ on this \_\_\_\_\_ day of \_\_\_\_\_ 2020.

AS WITNESS:

1. \_\_\_\_\_

**LESSEE:**

2. \_\_\_\_\_ **(Duly represented by: )**

SIGNED by the LANDLORD at \_\_\_\_\_ on this \_\_\_\_\_ day of \_\_\_\_\_ 2020.

AS WITNESS:

1. \_\_\_\_\_

**LESSOR: STOR BOX (PTY) LTD**

1. \_\_\_\_\_ **(Duly represented by: ISMAIL JADWAT)**

## **Terms and Conditions of The Lease Agreement (“the Terms”)**

Stor box (Pty) Ltd is a company duly registered within the Republic of South Africa, these terms and conditions (“the/these Terms”) are part of the rental Agreement between the Tenant (referred to as “You and Your”) and the Lessor (referred to as “We, Us & Our”) in connection to the rental of a Storage unit, managed by Stor box (Pty) Ltd. We shall constitute a valid acceptance of the offer and thereby a legally binding Agreement of the Terms and Conditions set out hereunder.

### **Storage**

1. We hereby let you the storage unit (as described on the attached rental schedule) for the storage of goods in accordance with the terms and conditions set out in the agreement. You shall be granted access to the storage only for the purpose of removing, substituting, depositing, or inspecting the goods subject to you meeting your obligations in terms of this agreement.

### **Deposit**

2. We reserve the right to obtain validation of the User’s payment details before unit is acquired.
3. You must pay the Deposit set out in the Rental Schedule to Us.
4. Your deposit cannot be compensated for your mis-payment of a month’s rental for the storage unit.
5. Should the storage unit be damaged in anyway by You the Tenant, we reserve the right to utilize the deposit to recover damaged costs.
6. Deposit shall be returned to the tenant within 30 (Thirty) days or termination. No cash refunds will be given.

### **Rental**

7. In consideration for the lease of the storage unit, you shall pay Stor Box (Pty) Ltd the rental amount stipulated in the rental schedule. We do not except cash or cheques as a form of payment.
8. The rental is due on or before the 1<sup>st</sup> of every Month for the Storage unit.
9. You are required to sign the debit order form attached herewith.
10. Rental payments which are made after the 7<sup>th</sup> day of the month will attract a Late fee penalty. We are not required to provide notice to You that the Rental payment has not been received by Us by the 7<sup>th</sup> day of the month.
11. You agree and acknowledge that:
  - 11.1. Should you fail to vacate the storage unit at the termination of this agreement, then this agreement shall automatically renew for one month each thereafter. In the event of you vacating the storage unit before the required time with no written notice, we are entitled to retain Your Deposit.
  - 11.2. Should you vacate on or after the 1<sup>st</sup> of the Month, a full month’s rental is payable for the storage unit.
  - 11.3. Stor Box (Pty) Ltd will not be held responsible for pro-rated rental refunds if you vacate the storage unit before the last day of the month.
12. We reserves the right to increase the Rental from time to time by giving written notice of thirty days, if the tenant does not accept the increase, the Tenant shall be entitled to terminate this agreement in accordance with terms and conditions
13. . All payments made to us shall be applied to administrative charged and cost before the balance is applied to rental.

14. Where this Agreement has terminated and You have paid more Rental and charges than are due at the date of termination, we will refund the balance to you after deduction of any payments due to us.

### **Terms of Use**

15. The Tenant agrees that all goods stored at Stor Box (Pty) Ltd is lawfully yours. The signatory added on the agreement is duly authorized to store goods and have control access to the Storage unit.
16. You shall not place or store the understated:
  - 16.1. Any flammable chemicals, gases, oil, solvents, or gas cylinders.
  - 16.2. Firearms, weapons, ammunition explosives, Fireworks.
  - 16.3. Food or perishable goods.
  - 16.4. Any illegal substances, illegal items, or goods.
  - 16.5. Any pets, animals, or living creatures.
  - 16.6. Any goods that may damage the storage units.
  - 16.7. Any item of high value items requiring specialist storage.
17. The storage unit is not to be utilized as living accommodation nor a business.
18. You agree that you shall be liable for any damage caused to the Storage Unit or to any other storage units rented by other tenants as a result of your guests, invitees actions and the cost of repair in respect thereof shall be billed to you accordingly.
19. The tenant agrees to abide by the rules and regulations set out by Stor Box (Pty) Ltd and to comply with any reasonable instructions of Our employees, agents, or contractors at the premises.
20. You shall not permit or cause any damage to the storage unit and at the termination of this agreement, you shall comply with the understated:
  - 20.1. All goods shall be removed on the applicable date unless prior arrangements have been made with us; and
  - 20.2. The storage unit is to be left in a clean, empty, and good condition, ready to be re-rented.
21. Failure in complying with the above, you will be required to cover all costs of cleaning the storage unit or disposing of any goods or rubbish left in the storage unit.
22. You are required to purchase a non-refundable entry tag for access to the premises and you agree to keep the entry tag secure. If the entry is lost, you are required to notify us immediately. Entry will not be granted without an entry tag.
23. The terms of this agreement is applied to the storage unit used by you and not any storage unit represented or shown to you before this agreement was entered into.

### **Insurance**

24. **STOR BOX (PTY) LTD DOES NOT PROVIDE INSURANCE FOR YOUR STORED GOODS. INSURANCE FOR YOUR STORED GOODS IS YOUR RESPONSIBILITY.**
  - 24.1. Stor Box (Pty) Ltd will not stand liable for any losses and /or damages (including consequential and indirect losses) to any of your goods in or about the storage area. All goods stored at Stor Box (Pty) Ltd shall be stored at your sole risk.

This agreement shall be construed and governed in accordance with the laws of the republic of South Africa and the parties agree that any magistrate court which has jurisdiction over you shall have jurisdiction to hear any action or proceeding that may arise out of this agreement.