

ABOUND STORAGE TWO (PTY) LTD

Reg no.: 2004/022250/07

Vat no.: 4850218407

e-mail: steve.smith@telkomsa.net

Tel: (011) 794 7987 • Fax: (011) 794 6682

HEAD OFFICE

12 Ridge Road, Laserpark, Honeydew

PHYSICAL ADDRESS

18 Coleen Road, Alsef AH, Honeydew

POSTAL ADDRESS

PO Box 1936, Honeydew, 2040

FAX COVER SHEET

ATTENTION:

FROM: ABOUND STORAGE

CELL: STEVE SMITH: 082 4516392

ABOUND STORAGE INFORMATION

Please find attached information regarding our storage facilities as requested.

To reserve a unit, please complete the attached Storage Reservation Form and pay the deposit indicated for the unit you require. A unit will then be reserved for you.

A 10% DISCOUNT WILL APPLY IF YOU PAY FOR 12 MONTHS IN ADVANCE

A 5% DISCOUNT WILL APPLY IF YOU PAY FOR 6 MONTHS IN ADVANCE

Should you require transport we can put you in contact with one of our preferred removal companies.

If you require assistance from a removals company please complete the Removal Request Form.

Insurance:

Please remember that we do not provide insurance. If you are storing household goods, these goods may normally be insured under your household policy by making Abound Storage a second dwelling on your policy. If you do not have an existing policy, we deal with reputable insurance brokers familiar with our set-up that can assist you with insuring the contents of your unit.

It is essential to phone our offices to enquire whether the size container you need is available.

Thank you for your valued enquiry.

The Abound Storage team

CONTACT

CONTACT NUMBERS	(011) 794-7987	
CELL NUMBERS	Steve Smith: 082-451-6392	
E-MAIL	info@abound.co.za	steve@abound.co.za



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- ⊗ Is your stock taking up too much valuable commercial space?
- ⊗ Do you require a storage facility for all your archived documents?
- ⊗ Are you moving house or emigrating and require a place to store your household goods?
- ⊗ Do you need a safe and secure place to store vehicles, boats or caravans?
- ⊗ Living in a townhouse wishing you had a tool shed to store odds and ends?
- ⊗ Or do you just want to reclaim your house from the clutter of infrequently used "stuff"?

YOU HAVE COME TO THE RIGHT PLACE!!

We offer a low cost solution to your long or short-term storage requirements. We make use of converted shipping containers to ensure that your property can be securely locked away, alarmed and guarded.

WE OFFER

- **Lock up containers in seven different sizes:**
 - ❖ 2.5m x 2.4m (6sqm), 2.5m x 4m (10 sqm)
 - ❖ 2.5 x 3m (7.5sqm), 2.5m x 3.5m (8.75sqm)
 - ❖ 2.5m x 6m (15 sqm), 2.5m x 12m (30 sqm)
- **Lock up carports for caravans, cars or boats:**
 - ❖ Caravan units (6m x 2.6m)
- **24 Hour access.**
Our operating hours are from 07:00 to 18:00.
If you need to pick up anything after this time simply give us a call and supply us with your arrival time.
- **Units are floodlit, alarmed, guarded and completely waterproof.**
- **If required we can arrange transport of your goods at competitive rates.**
- **Insurance of contents can be arranged.**

SAFETY IS OUR FIRST PRIORITY

- The perimeter fence consists of a 2m high electrified fence that is always activated and connected to an armed response company.
- The premises are floodlit and guarded 24 hours a day.
- Each storage unit can be securely locked with at least two locks, for which you hold the keys.



RATES

- ❖ Caravan unit (15m²) = R805.00 per month
- ❖ Executive Carport (24 m²) = R1182.00 per month
- ❖ 1.2m x 1.25m upstairs (1.5 m²) = R221.00 per month
- ❖ 1.2m x 2.5m upstairs (3m²) = R353.00 per month
- ❖ 1.2m x 3m upstairs (3.6m²) = R390.00 per month
- ❖ 1.2m x 2.5m ground (3m²) = R436.00 per month
- ❖ 2.4m x 2.5m upstairs (6m²) = R699.00 per month
- ❖ 3m x 2.5m upstairs (7.5m²) = R851.00 per month
- ❖ 3.5 m x 2.5m upstairs (8.7m²) = R898.00 per month
- ❖ 4m x 2.5m upstairs (10m²) = R983.00 per month
- ❖ 6m x 2.5m-upstairs (15m²) = R1048.00 per month
- ❖ 6m x 2.5m- ground (15m²) = R1260.00 per month
- ❖ 12m x 2.5m ground (30m²) = R2470.00 per month

❖ Rates inclusive of Vat

LOCATION

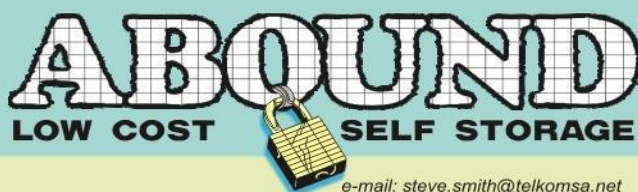
We are centrally located in Honeydew. We have 2 sites, situated at:

**12 Ridge Road, Laserpark, Honeydew
(Behind the Honeydew Ferreiras)
&
18 Coleen Road, Alsef AH, Honeydew**

CONTACT

CONTACT NUMBERS	(011) 794-7987 / 3938	Steve Smith: 082-451-6392
E-MAIL	info@abound.co.za	steve@abound.co.za

Directors: S. Smith, F.J.M. Bosman & A. Smith: Reg no.: 2004/022250/07



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STORAGE RESERVATION FORM PLEASE PRINT CLEARLY

PERSONAL DETAILS

SURNAME/COMP			
FIRST NAME			
PHYSICAL ADDRESS			
POSTAL ADDRESS		CODE	
ID/CO REG NO		FAX NO	
TEL NO (W)		NEXT OF KIN	
CELL NO		TEL NO NEXT/KIN	
E-MAIL ADDRESS		COMMENCEMENT DATE	
COMP VAT NO			

UNIT REQUIREMENTS / *PRO RATA RATES APPLICABLE FIRST MONTH ONLY

UNIT SIZE	MONTHLY COST*	PRO RATA RATE**SEE NOTE	DEPOSIT REQUIRED	UNITS REQUIRED	FROM DATE	TO DATE
Carport (15m ²)	R 805.00 per month	R 26.83	R 805.00			
Executive Carport (24m ²)	R 1182.00 per month	R 39.40	R 1182.00			
1.2m x 1.25m (1.5 m ²)	R 221.00 per month	R 7.37	R 221.00			
1.2m x 2.5m (3m ²)	R 353.00 per month	R 11.77	R 353.00			
1.2m x 3m (3.6m ²)	R 390.00 per month	R 13.00	R 390.00			
1.2m x 2.5m (3m ²)	R 436.00 per month	R 14.53	R 436.00			
2.4m x 2.5m (6m ²)	R 699.00 per month	R 23.30	R 699.00			
3 m x 2.5m (7.5m ²)	R 851.00 per month	R 28.37	R 851.00			
3.5 m x 2.5m (8.7m ²)	R 898.00 per month	R 29.93	R 898.00			
4m x 2.5m (10m ²)	R 983.00 per month	R 32.77	R 983.00			
6m x 2.5m upstairs (15m ²)	R 1048.00 per month	R 34.93	R 1048.00			
6m x 2.5m ground (15m ²)	R 1260.00 per month	R 42.00	R 1260.00			
12m x 2.5m (30m ²)	R 2470.00 per month	R 82.33	R 2470.00			

* Rates inclusive of Vat, ** Only applicable to the initial period (the amount of days leased, calculated on a daily basis before the start of a new month).

PAYMENT DETAILS

Abound Storage Two (Pty) Ltd
ABSA Bank
Account no: 4085258147
Branch code: 632005

PAYMENT TO BE MADE BEFORE UNIT WILL BE ALLOCATED
DEPOSIT RECEIPT
RENT RECEIPT
OTHER RECEIPT
TOTAL
ACCOUNT NUMBER
CONTRACT NUMBER

E-mail Proof of Payment to: info@abound.co.za

PLEASE NOTE:

- Rentals are paid in advance and are due on the first business day of each month.
- Please ensure that your name appears on the deposit slip and on electronic payments.
- For long-term tenants, please arrange Stop orders through your bank. We do not have Debit order facilities.

The above information forms part of the Storage Lease Agreement. I have familiarized myself with the terms and conditions of the Storage Lease Agreement, which is attached to this document.

Signed: _____

Date: _____

STORAGE LEASE AGREEMENT

1. DEFINITIONS:

- 1.1 "the lessor" shall mean Abound Storage (Pty) Ltd and/or Abound Storage Two (Pty) Ltd, as the case may be.
- 1.2 "the lessee" shall mean the party specified in the Storage Reservation Form.
- 1.3 "the rental" shall mean the monthly charge levied for the hiring of a unit.
- 1.4 "month" shall mean one (1) calendar month.
- 1.5 "unit" shall mean a specific storage unit allocated to the lessee.
- 1.6 "the lease" shall mean this Storage Lease Agreement together with the applicable information in the Storage Reservation Form.
- 1.7 "the initial period" shall mean the amount of days leased (calculated on a daily basis) before the start of a new month.
- 1.8 "the premises" shall mean the premises where the unit is situated.
- 1.9 "the due date" shall mean the 3rd day of any calendar month.

2. RECORDAL

The lessor hereby lets to the lessee, who hereby hires from the lessor, for the period specified in the Storage Reservation Form, the unit(s) on the terms and conditions as set out herein.

3. DURATION

The lease shall be in force for the initial period and shall thereafter continue on a monthly basis until terminated by either of the parties as set out in clause 8 below. The lease shall be in force for a minimum period of one (1) month.

4. RENTAL, ADMINISTRATIVE CHARGES AND INTEREST ON ARREARS

- 4.1 The rental is payable monthly in advance on or before the due date in the manner prescribed by the lessor from time to time.
- 4.2 The lessor shall not be required to provide the lessee with monthly invoices or statements, unless specifically requested in writing to do so.
- 4.3 After the expiry of the initial period, the lessor shall be entitled to vary the rental payable by giving the lessee no less than one (1) month notice thereof. It is hereby recorded that the rental normally increases at the beginning of each new calendar year.
- 4.4 The rental shall be payable without deduction or set-off.
- 4.5 Interest calculated at 2% per month shall be levied on all arrear rental calculated from the due date to the date of payment.
- 4.6 The lessee will be liable for the lessor's usual administrative charges incurred in the collection of arrear rental.
- 4.7 All payments made pursuant to the lease shall, at the sole discretion of the lessor, be applied to administrative charges, arrear rental, interest or damages.

5. DEPOSIT

- 5.1 A deposit equivalent to one (1) month rental shall be payable by the lessee on or before the commencement date of the lease.
- 5.2 Upon termination of the lease, the deposit becomes refundable, free of interest, after provision for any applicable arrear rental, interest, administration charges, legal fees or damages have been made.

6. UNIT ALLOCATION

- 6.1 The lessee will be allocated a unit upon payment of the deposit and initial rental.
- 6.2 The allocation of any unit falls within the lessor's sole discretion.

7. MAINTENANCE OF THE UNIT AND INSPECTION BY LESSEE

- 7.1 The lessee shall be responsible for the packing, storage and removal of his/her goods during the currency of the lease and upon termination thereof.
- 7.2 The lessee shall maintain the unit in good order and condition, fair wear and tear excepted.
- 7.3 The lessee shall inspect the inside of his/her unit at regular intervals and immediately report in writing to the lessor the existence of any damage (including possible water leaks) to the unit.
- 7.4 In the event of the possible existence of such damage the lessee will grant the lessor access to his/her unit forthwith to enable the lessor to take the necessary steps to repair, or prevent, the damage.
- 7.5 Should the lessee fail to inspect the unit and/or notify the lessor of any damage, the lessor will not be liable for any damages or injury suffered by the lessee as a result of such damage.

8. CANCELLATION AND TERMINATION

- 8.1 Each party may cancel the lease by giving the other party written notice of one (1) month.
- 8.2 If no such notice has been given, the lease will be deemed to have been renewed for a further month.
- 8.3 Subject to clause 13 below, the lessee shall vacate the unit at the end of the lease and leave the unit in a clean and empty state.

9. ACCESS AND SECURITY

- 9.1 The lessee shall be responsible for the internal security of the unit and shall keep the unit locked under his/her own lock and key which the lessee shall at all times personally safeguard.
- 9.2 The lessor shall secure entry to and exit from the premises by the provision of security measures at the lessor's sole discretion.
- 9.3 The lessee shall abide by the security procedures initiated by the lessor at the premises from time to time.
- 9.4 The lessor shall be entitled to allow any person, who is in possession of the lessee's personal key, entry to the unit on the assumption that such person enters the unit with the lessee's proper authority.
- 9.5 In the event of the lessee requiring the assistance of the lessor to enter the unit, the lessee shall adhere to the lessor's internal policies and/or procedures as may be in force from time to time.

10. INSURANCE, DANGEROUS AND ILLEGAL GOODS

- 10.1 The lessee shall not do, or omit to do, anything, or keep in the unit anything, or allow anything to be done, or kept in the unit, of a perishable, flammable or explosive nature, or any toxic waste, radioactive materials, plants or animals, prohibited or unlawfully obtained items, or items which may emit any fumes, smell or odors.
- 10.2 The lessee shall be responsible for the insurance of any items stored in the unit.

11. LIMITATION OF THE LIABILITY OF THE LESSOR

- 11.1 Additionally to clause 7.5 above, the lessee shall have no right, remedy or claim of any nature against the lessor for any loss, damage (whether general, special or consequential), expense or injury, which may be suffered by the lessee directly or indirectly, irrespective of whether such loss, damage, expense or injury shall have been caused through or as a result of the negligence (excluding recklessness) of the lessor or any of its employees, servants or agents, howsoever arising.
- 11.2 The lessee hereby indemnifies the lessor and holds it harmless against all and any claims arising from the above, including any claims which may arise from the lessee's agents, guests or invitees whilst on the premises.

12. CESSION AND SUB-LEASE

The lessee shall not sell, cede, transfer, pledge or otherwise alienate any of his/her rights in terms of the lease, nor shall the lessee sublet the unit, or any portion thereof.

13. BREACH, NON- ACCESS TO UNIT, SALE OF GOODS AND LEGAL CHARGES

- 13.1 Should the lessee fail to pay the rental on the due date or commit any other breach of the lease, or repudiate the lease, the lessor shall be entitled to cancel the lease without further notice to the lessee and enforce any right against the lessee the lessor may possess in law.
- 13.2 For as long as the lessee is in arrears of the payment of any rental, administration charges or interest, the lessee shall not be entitled to enter the premises, or access the unit, and may be prevented by the lessor from doing so.
- 13.3 In the event of a breach and cancellation as aforesaid, the lessor shall be entitled, upon fourteen (14) days notice to the lessee, to forcibly enter the unit, seize all goods found therein and to dispose of all such goods in settlement of arrear rental, interest, administration charges or damages, with the lessee to be credited with any surplus proceeds of the disposal of the goods. In this regard the lessee hereby pledges to the lessor all the goods stored in the unit as security for its obligations in terms of the lease, the storage of the goods in the unit(s) being regarded as delivery in terms of the pledge.
- 13.4 The lessor shall be entitled to sell the goods by any method reasonably available in the open market (including by way of inviting written tenders on the contents of the unit as a whole) taking into account, amongst other things, the associated costs and/or expenses, lack of storage space and risk of damage to or loss of the goods. In the event of the lessee disputing the reasonableness of the method of sale, or of the extent of the proceeds of the goods so obtained, the *onus* will be on the lessee to prove the contrary.
- 13.5 In the event of the lessor being unable to sell the goods at a reasonable and/or economical price, or it remains unsold despite the lessor's reasonable efforts, the lessee authorizes the lessor to destroy the goods, or dispose of it otherwise, at the lessee's expense.
- 13.6 In the event of any legal proceedings to be instituted by the lessor against the lessee arising from the lease, the lessee shall be liable for the lessor's legal costs, including collection charges, on the scale as between attorney and own client.

14. NOTICES

- 14.1 All notices in terms of the lease shall be sent by electronic mail, if an e-mail address has been provided, or pre-paid registered post to the parties' respective chosen addresses.
- 14.2 Any notice sent by way of pre-paid registered post shall be deemed to have been received within seven (7) days after dispatch thereof.

15. CHOSEN ADDRESSES

The parties hereby choose the under mentioned addresses as their respective chosen addresses for purposes of all correspondence, notices and legal process in terms of, or arising from, the lease, namely:

Lessor: 12 Ridge Road, Laser Park, Honeydew, 1724
Lessee: The physical address as stipulated on the Storage Reservation Form

16. GENERAL

- 16.1 This agreement forms the sole memorial of the lease and supersedes any prior agreement between the parties in respect of the unit(s) specified in the Storage Reservation Form.
- 16.2 No variation, amendment, or alteration of any term hereof shall be of any force or effect unless reduced to writing and signed by the lessor.
- 16.3 The lessor shall have the right to amend the terms and conditions hereof from time to time in order to cater for its operational requirements and any such amendment shall become binding on the parties upon notice to the lessee.
- 16.4 The parties confirm that no representation by any of the parties has been made, not recorded herein, which might have induced the other party into concluding the lease, or agree to any term thereof.
- 16.5 The lessee/signatory on behalf of the lessee warrants the information of the lessee in the Storage Reservation Form as being true and correct.

I, THE UNDERSIGNED LESSEE/AUTHORISED SIGNATORY FOR THE LESSEE, HEREBY CONFIRM THAT I HAD SUFFICIENT OPPORTUNITY TO READ THE ABOVE TERMS AND CONDITIONS, FULLY UNDERSTAND IT AND AGREE TO IT.

SIGNED AT _____ ON THIS _____ DAY OF _____

LESSEE/AUTHORISED SIGNATORY PRINT NAME IF AUTHORISED SIGNATORY

SIGNED AT _____ ON THIS _____ DAY OF _____

LESSOR