

to the Contract No. ____ dated _____.

STANDARD TERMS AND CONDITIONS

These Terms and Conditions are an integral part of the of the Contract of a Self-Storage unit lease, entered into by the Company with the User (further - Lease Contract), and, together with the above contract, are hereinafter referred to as the Contract.

1. Scope of the Contract

1.1. The Company assigns for the User's temporary use a Self-Storage unit mentioned in item 1 of the Lease Contract (a Storage unit), which is a part of a steel structure situated in a secure facility situated at the address indicated in the Contract (Storage area).

1.2. The Company guarantees that the Storage area is maintained in good keep and in good repair, and the Company always maintains restricted access to the Storage area in accordance with the provisions of this Contract. The Company's responsibility for the safekeeping of the User's property kept in the Storage unit in the case of an insured accident is ensured by insurance indemnity in the amount of UAH 50,000 (fifty thousand). Insured accidents are understood as criminal actions of third parties and natural phenomena causing damage or destruction of the User's property.

1.3. The Company provides the User with the Storage unit exclusively for storing the User's property. The use of the Warehouse for other purposes is prohibited.

The Company has the right to deny the User access to the Storage area and the Storage unit in the case of the User's breach of any of the Contract's provisions until such breach is remedied.

1.4. Upon signing of the Contract, the Storage unit is transferred to the User under a Delivery and acceptance certificate. The Storage unit is returned by the User under the Delivery and acceptance (return) certificate.

1.5. By signing this Contract, the User confirms that they understand the text of the Standard terms and conditions, and they undertake to adhere to these in all cases.

2. The Procedure for Use of the Storage unit

2.1. The User is obliged to specify in the Delivery and acceptance certificate for the Warehouse the detected faults and defects found therein. In the absence of the User's reference to any faults and/or defects of the Storage unit in the Delivery and acceptance certificate, it shall be deemed that the Storage unit is accepted (delivered) in a proper state without complaint.

2.2. The User has the right of access to the Storage unit at any time of day, 24/7 (Time of Access). The Company has the right to change the access time, giving the User prior notice thereof by any of the following means: by phone, e-mail in the Company's office or on the Company's website. To solve any organizational issues which may arise in connection with the use of the Storage unit, the User has to address the Company's office during business hours, i.e. Monday - Friday, 9:00 - 19:00. In case

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an urgent solution to an issue is needed, the User shall agree the time of their visit with the Company in advance.

2.3. At the time of accepting the Storage unit under the Delivery and acceptance certificate, the User has to install their own lock on its door and is responsible for the ultimate access to the Storage unit. The Company bears no responsibility for unauthorized access of third parties which have the User's key and (or) are aware of the Storage unit location. The Company has the right (however, is not obliged to) at any time to demand the User or any other person to verify their identity, and has the right to deny access to any person (including the User) unable to satisfactorily verify their identity.

2.4. The User is responsible for the installment of the lock on the Storage unit door and has to ensure it is closed during the User's absence in the Storage unit. The Company is not obliged to lock the unlocked Storage unit.

2.5. The Company retains the right to enter the Storage unit without the User's authorization (to break the lock as necessary) and to relocate any property stored in the Storage unit, in the following cases: (A) for emergency repair of the Storage unit; (B) in the interests of safety; (C) to prevent causing damage to persons or property; (D) to remove the property, prohibited for storing in the Storage unit; (E) in case the Company has a respective obligation under the legal provisions and/or directives of authorized bodies; or (G) to implement the provisions of this Contract. In the mentioned cases, before opening the Storage unit, the Company attempts to contact the User via their contact phone and inform them on the action about to be taken. A report is drawn up based on the fact of opening of the Storage unit, which is signed by two employees of the Company responsible for opening the Storage unit.

2.6. The User guarantees to the Company that the property which will be stored in the Storage unit: (A) will legally belong to them; (B) will not be unsafe, will not have unsafe features, include and contain hazardous substances, in particular, explosive, inflammable, radioactive or toxic substances or gases, pollute or otherwise harm and influence the Company's storage units, or property which sends off fumes or odors; (C) will not be a property seized or limited in circulation under the current legislation. The stored property shall not be perishable or contain any plants, animals or living organisms. The Company has the right not to allow to store any property for any reason whatsoever.

2.7. When using the Storage unit, as well as other Company's property allowed to be used under this Contract, the User is obliged: (A) not to create obstacles to the Company's employees or other users of Storage units; (B) not to permit the occurrence of such circumstances which can cause the termination of the insurance or increase of the insurance premium paid by the Company for its storage units occupied by natural persons, or occurrence of the employees' responsibilities; (C) not to undertake the following actions: spray paint or carry out fitter's works of any kind with respect to the Storage unit, fit anything to the walls, ceiling, floor or door of the Storage unit or replan the Storage unit, clutter passages, staircases, service rooms or other parts of the Company's facilities, damage the Storage unit or any other property of the Company or any other users of Storage units. In the case when the User's breach of this item caused harm to the Storage unit or other Company's property, the User must (at the discretion of the Company) repair, restore or replace the damaged property or refund the Company's expenses on the necessary repair, restoration or replacement.

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These actions are to be taken within the time limit indicated in the notification forwarded to the User by the Company.

2.8. The Company bears no responsibility for the state of the Storage unit's contents. The User is obliged to make efforts to ensure that the Storage unit's contents are not damaged by the interaction with the property stored therein.

2.9. The User is obliged to observe all fire prevention regulations and safety measures and instructions placed in the Company's facilities or brought to their attention by the Company's employees; be present to receive any property delivered to the Storage unit and to keep this property in such a way as not to create inconveniences for other users of storage units; be polite to other persons when using corridors, stairs, service rooms or other parts of the Company's facilities; immediately inform the Company of any damage caused to the Storage unit; follow the instructions of the Company's employees and all the directions for use the Storage unit which may be issued by the Company from time to time; refund to the Company any damages occurring due to their breach of this Contract.

2.10. If the Company's employee has any suspicions as to the User's property kept in the Storage unit, they have the right to visually inspect the User's property, including using nondestructive testing instrumentation.

2.11. Any property stored in the Storage unit can be retained by the Company as the enforcement of execution of the User's obligations, including monetary ones before the Company.

2.12. (A) If the User failed to make a payment for the Storage unit and/or any other outstanding amounts under this Contract on due time for more than 1 month, the Company has the right to send to the User by registered mail or in any other way available to the Company, a notification on the intention to dispose of the property kept in the Storage unit on account of the outstanding payments, and if within 72 hours from the date of receipt of such notification the User does not pay to the Company the overdue payment for the Storage unit and/or any other amounts to be paid under this Contract, the Company, at its sole discretion, has the right to move the property to the storage unit it deems fit, at the User's risk and expense and (or) dispose of the property through a bidding process in the form of an open or closed auction organized by the Company or a specialized organization under a contract with the Company; (B) Proceeds from the disposal under sub-item A of this item firstly settle the expenses incurred by the Company in connection with such disposal, secondly - the principal amount of debt, and the User has the right to receive only the remaining amount (if any); (C) The disposal of the property under sub-item A does not limit the Company's rights to collect from the User any unpaid amount to be paid by the User after the proceeds from such disposal has been used under sub-item B of this item.

2.13. On the day of the termination of the Contract, the User is obliged to withdraw all the property from the Storage unit and leave it clean and tidy, having handed it over to the Company under the Delivery and acceptance (return) certificate unlocked and in the same state as it was handed over to the User. The Company may recover a certain amount from the User, if the Company's representative determines that it is necessary to clean the Storage unit or remove the property or garbage remaining in the Storage unit or in the adjacent territory. The User is obliged to

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pay the Company the mentioned amount within 3 days from the moment of their receiving a notification from the Company demanding to pay the mentioned amount.

The Company has the right to retain any property remaining in the Storage unit after the termination of the Contract, and may dispose of it in accordance with item 2.12 thereof.

2.14. The Company has the right to send any notification, notice, invoice, declaration or any other document of any kind to the User at the address indicated in the Contract or, in the case the Company receives a notification on the address change, at the latest notified address, and any notification, notice, invoice, declaration or any other document so sent by the Company is deemed to be received by the User seven days after dispatch.

2.15. The User undertakes to timely notify the Company on any changes of their postal or legal address, details and contact information. Failing this obligation, the Client risks adverse consequences of such non-notification.

2.16. The User may delegate the right of access to the Storage unit to third parties on the grounds of a list of trusted third parties indicating the passport details (number) of the trusted persons, which is to be handed over by the User personally to the Lease provider or based on the power of attorney issued by the User to the trusted person and submitted in the original personally by the User to the Company. The mentioned documents are stored with the Company unless the Parties have agreed otherwise. Any person having access to the Storage unit with the User's permission is obliged to meet the terms and conditions of this Contract. The User is obliged to notify such persons on the provisions of the Contract, including the standard Terms and Conditions, and is responsible for their actions. In the case the list of trusted third parties changes, the User is obliged to notify the Company on these changes; otherwise, the User is responsible for the adverse consequences of such non-notification.

2.17. The User has no right of access to storage units other than the Storage unit indicated in the Delivery and acceptance certificate for the Storage unit.

2.18. The User has no right to transfer their rights under the Contract of storage unit lease to third parties without the Company's prior written consent.

3. Rates for Use and Payments

3.1. The User pays a fee for the use of the Storage unit indicated in the Lease contract (Use fee) considering the discounts under item 3.6 of these Standard terms and conditions.

3.2. Monthly payments (Monthly payments) in the amount determined in item 3 of the Lease contract are collected for each monthly period of the use of the Storage unit (Service periods). The first Service period commences from the initial date on which the User is provided access to the Storage unit (Initial date), which is confirmed by the User's signature in the Delivery and acceptance certificate for the Storage unit. The second Service period commences from the date of renewal (Date of renewal), which is a respective date of the calendar month occurring after the end of a month from the Initial date. The following Service periods are calculated analogously, and the date they commence from are also called the Date of renewal in this Contract.

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3.3. The monthly payment for the first Service period shall be paid by the User on the day of concluding the Contract. Monthly payments for the following Service periods shall be paid not later than in 5 days before the Renewal date. For the sake of clarity, the Parties admit that no obligation arises with the Company to pay interests on the amount of the Monthly payment. With the Company's consent, the User has the right to make Monthly payments for several Service periods.

The User is obliged to make Monthly payments in a changed amount only for the Service periods, which were not paid for before the change of the Monthly payment amount in accordance thereto.

3.4. The Company has the right to collect a fine in the amount of 10% of the monthly payment for each two-week late payment period for delay in monthly payments.

3.5. Discounts are given during the Company's campaigns. A discount is given and defined by the Company's employee at the moment of drawing the invoice for the User for the next service period. If the User meets the invoice, they agree with the provided discount amount.

The Company has the right to alter the discount system in accordance with the Company's marketing policy. In the case the discount system is changed, respective information will be made publicly available on the Company's official web-site on the internet at: <http://www.komora4you.com>.

In the case when, under item 3.4 of these Standard terms and conditions, the Use fee for the Storage unit has been paid by the User in advance for several Service periods so that the expiration date of the last paid Service period falls after the date on which the discount system changes, the provision on the new discount amounts comes into effect for such User from the moment of the first Lease contract prolongation after the end of the last of the Service periods for which the User paid for the use of the Storage unit. In this case, further prolongation of the Lease contract is deemed as the conclusion of the Lease contract under new terms. The User thus expresses their consent to the conclusion of the Lease contract under new conditions at the moment of their first prolongation of the Lease contract.

3.6. The Company has the right to increase the amount of the Use fee once at the beginning of each calendar year following the year of the conclusion of the Contract. In the case the amount of the Use fee is changed, the respective information will be made publicly available on the Company's official web-site on the internet at: <http://www.komora4you.com>.

In the case when, under item 3.4 of these Standard terms and conditions, the Use fee for the Storage unit has been paid by the User in advance for several Service periods so that the expiration date of the last paid Service period falls after the date on which the amount of the Use fee changes, the provision on the new Use fee amount comes into effect for such User from the moment of the first Lease contract prolongation after the end of the last of the Service periods for which the User paid for the use of the Storage unit. In this case, further prolongation of the Lease contract is deemed the conclusion of the Lease contract under new terms. The User thus expresses their consent to the conclusion of the Lease contract under new conditions at the moment of their first prolongation of the Lease contract.

3.7. The information about the payments made and the outstanding amounts is available in the User's personal area on the Company's web-site <http://komora4you.com/>. If needed, the Company's manager provides the User with detailed instructions on how to use the personal area.

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4. Duration of the Contract

4.1. This Contract shall enter into force upon its signing by the Company and the User.

4.2. The Contract expires on _____. If none of the Parties informs the other Party not later than 10 days before the expiration of the Contract (including the one prolonged under this item) on its wish to discontinue the contractual relationships, the Contract shall be deemed prolonged for one month.

The User has no right to refuse to perform the Lease contract before the end of the first Service period unilaterally.

After the end of the first Service period, the User is entitled to withdraw from the Lease contract at any time unilaterally subject to notifying the Company thereof three working days before such withdrawal. In this case, a part of the Use fee for the Storage unit paid by the User is returned to them, proportional to the number of days in the Service period during which the User declared their refusal to perform the Contract, beginning from the day following the day when the User vacated the Storage unit.

4.3. After the expiration of the Contract, the User will have no priority right before other persons for concluding the Contract for a new term.

5. Liability

5.1. The Parties are responsible for non-fulfilment or improper fulfilment of the obligations taken under this Contract in accordance with the legislation of Ukraine and this Lease contract.

5.2. The Company is responsible for its non-fulfillment or improper fulfillment of the obligations under this Contract. In the case of its non-fulfillment or improper fulfillment of obligations under this Contract, the Company is obliged to pay the User's damages. The Company recognizes the limit of liability for keeping the User's property in the amount of the limit of liability of the insurance company insuring the premises of the Company's Storage area, amounting to UAH 50,000 (fifty thousand).

5.3. The User recognizes that the property stored in the Storage unit is stored at their own risk and expense. The User is responsible for insuring the property stored in the Storage unit against all insured risks according to the full replacement value at their discretion. If the value of the User's property exceeds UAH 50,000, the User bears full responsibility for insuring their property in excess of the mentioned amount. The User has the right to use the services of one of the insurance companies partnering with the Company.

5.4. The User understands and recognizes that with time property undergoes a normal process of spoilage and aging and confirms that the storage conditions in the Warehouse unit are sufficient for the long-term storage of their property.

5.5. (A) The User will refund to the Company the damages and indemnify the Company from any liability for any claims, actions or other proceedings filed against the Company in connection with any disputes regarding the proprietary rights for the property stored in the Storage unit or regarding the person legally entitled for this property, or the property's dangerous features or its contagious or

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infectious character, and regarding all expenses, loss and damage incurred or payable by the Company in connection with any such claims, actions or other proceedings or as a result thereof. (B) The User must also fully refund the Company's losses in connection with all actions, claims and expenses of any kind incurred by the Company or any of its employees as a result of the use of the Storage unit by the User.

6. Confidentiality

6.1. The Parties undertake to maintain strict confidentiality of the information received from the other Party in the course of performing the obligations under the Lease contract and these Standard terms and conditions, and undertake to apply their best efforts to keep the received information from disclosure.

6.2. Confidential information may only be transferred subject to the other Party's written consent irrespective of the reason and the date of the Contract termination.

6.3. According to the requirements of the legislation of Ukraine, the Client, being a natural person, having concluded a Lease contract with the Company, acknowledges their consent to the Company's processing of their personal data provided at the time of concluding the Lease contract, for an indefinite period.

7. Applicable Law and Dispute Settlement

7.1. The Contract shall be subject to the legislation of Ukraine.

7.2. Before the dispute is handed over to the court, the Parties shall take measures to settle it using the complaint procedure. The complaint shall be filed in a written form. The Party must give a written substantive response to the received complaint in the period not exceeding 15 calendar days from the date of its receipt. If the Parties are unable to settle the dispute, it may be referred to the court.

8. Partial Nullity of Provisions

Subject to the legislative requirements, in the case if any of the provisions of this Contract becomes or is deemed to be void, illegal or does NOT enforceable, such provision ceases to apply only in the scope of the mentioned voidness or unenforceability and does not influence the validity of other provisions of this Contract.

9. Force Majeure

The Parties shall be held free from liability for non-fulfillment or improper fulfillment of the obligations under this Contract, if proper fulfillment is impossible in consequence of occurrence of force majeure circumstances. These circumstances include: natural disasters, uprisings, military actions, strikes, economic blockade, acts and actions of state administration bodies, other circumstances lying outside the influence of the Parties to this Contract, when the mentioned circumstances have a direct impact on the execution of this Contract.

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