

CAISTER STORAGE SOLUTIONS LTD

Caister Business Park, 1 Pump Lane, Caister on Sea, Great Yarmouth, Norfolk, NR30 5TF

Company Number: 11018406 VAT GB831 3977 17

E-Mail – caisterstoragesolutions@outlook.com

www.caisterstoragesolutions.co.uk

LEASE AGREEMENT TERMS & CONDITIONS

This Lease Agreement (the "Lease") is entered by and between:

Caister Storage Solutions Ltd, Caister Business Park, 1 Pump Lane, Caister, Great Yarmouth, Norfolk, NR30 5TF ("Owner")

And

Name:

Address:

Post Code:

Telephone:

E-mail:

On / / Owner and Lessee may collectively be referred to as the "Parties".

The Parties agree as follows:

PREMISES: Owner hereby leases the premises () located at: Caister Business Park, 1 Pump Lane, Caister on Sea, Great Yarmouth, Norfolk, NR30 5TF (The "Premises") To Lessee

LEASE TERM: The Lease will start on / / (begin date) and will continue as a month to month tenancy for a minimum 1 months term or until such time as it is terminated by either party. To terminate either the Owner or Lessee must give written notice to the other party at least thirty (30) days prior to when the premises are to be vacated (the "Lease Term")

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LEASE PAYMENTS: The Lease agrees to pay the owner as rent for the premises the amount of £. + VAT ("Rent") each month in advance on the th day of each month. Payment is to be made by direct debit. If payment is not made by Direct Debit then the owner reserves the right to charge an administration fee of £15 + Vat for each payment. The owner may at his discretion may introduce an annual rent review which would be in line with GDP. If the Lease Term does not start on the first day of the month or end on the last day of the month, the rent will be prorated accordingly. Owner will invoice Lessee monthly.

LATE CHARGES: Payment Declined Fee: £15 + Vat

Weekly interest @ 5% after 7 Days

Non Direct Debit Admin Charge: £15 + VAT

SECURITY DEPOSIT: Lessee shall deposit with the OWNER, in trust, a security deposit of £. +VAT as security for the performance by Lessee of the terms under this lease and for any damages caused by lessee, agents and visitors to the premises during the term of this lease.

KEYS: Lessee will be given security Locks / Keys to the premises and will be charged £50.00 + VAT per lock / key(s) /or opening device are not returned to the owner following termination of the lease.

Container Lock ()

Combination Lock ()

Security Door key()

USE OF PREMISES: Lessee shall use the Premises () exclusively for the storage of Lessee's possessions or day to day running of lessee business. Lessee may not store or dispose of any property outside of the Premises. Lessee shall not use the Premises for any illegal or otherwise prohibited activities. All waste materials shall be kept in an appropriate storage container so not to cause a bother to any other persons on the site.

ACCESS: access shall be given by the Owner to the Lessee upon the start of this Lease and throughout the entirety of it. Access will be granted 24 hours per day 365 days of the year unless otherwise notified. Access to the site will be via a coded padlock. The code may be periodically changed for security reasons, but Notice will be given upon this happening.

DANGEROUS OR ILLEGAL MATERIALS: Lessee shall not keep or have on or around the premises any item of a dangerous, flammable or explosive nature that might unreasonably increase the risk of fire or explosion on or around the Premises or that might be considered hazardous by any reasonable insurance company. Any materials that are kept in the

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Premises should be kept in appropriate storage containers and be clearly marked on the container and the perimeter Gate. It is the responsibility of the Lessee to ensure that all regulations concerning these items are adhered to. Lessee shall not keep or have on or around the premises any illegal items, materials or substances.

DEFAULTS: if Lessee fails to perform or fulfil any obligation under the Lease, Lessee shall be in default of this Lease. Subject to any statute, ordinance or law to the contrary, Lessee shall have seven (7) Days from the date of the notice of default by the Owner to cure the default. In the event Lessee does not cure a default, Owner may at Owners option (a) cure such default and the cost of such action may be added to the Lessee financial obligations under this Lease; or (b) declare Lessee in default of the Lease. In The event of default, Owner may also as permitted by law, re-enter the Premises and re-take possession on said Premises. The failure of Lessee or their guests or invitees to comply with any term of this Lease is Grounds for termination of the tenancy, with appropriate notice to Lease and procedures required by law. If Lessee does not remove materials from the Property at the termination of this Lease, The Materials will be treated as abandoned and may be sold in a reasonable manner. The proceeds of such a sale will be applied to the to the cost of the sale and any unpaid Rent; The balance of such a sale will be mailed to Lessee

ALTERATIONS AND IMPROVEMENTS: Lessee agrees not to make any improvements or alterations to the Premises without prior written consent of the Owner

MAINTENANCE: Lessee will, at Lessee sole expense, keep and maintain the Premises in good clean and sanitary condition during the term of this Lease and renewal thereof. Lessee will promptly advise Owner if the Premises are in need of any Maintenance or repair.

ASSIGNMENT AND SUBLEASE: Lessee shall not assign or sublease any interest in this Lease

SECURITY AND RESPONSIBILITY FOR LOSS: Lessee understands that the Owner does not provide any security alarm system or other security for the Premises (CCTV is operational) Lessee possessions will occupy the Premises entirely at the risk of the Lessee. Lessee releases Owner from any loss, Damage, Claim or Injury resulting from any casualty. Owner is not responsible for carrying any insurance covering Lessee possessions. Lessee should, at his/her own expense, obtain insurance for the property stored at the premises.

SEVERABILITY: If any part or parts of this Lease shall be held unenforceable for any reason, the remainder of this Lease shall continue in full force and effect. If any provision of this Lease is deemed invalid or unenforceable by and court of jurisdiction, and if limiting such provision would make the provision valid, then such provision shall be deemed to be construed as so limited.

INSURANCE: It is the responsibility of the lessee to insure the contents of the unit. All Contents are kept at the lessee own risk and they should insure them appropriately., The Owner accepts no responsibility for loss of contents by any means

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OTHER CHARGES: Lessee will be liable for any business rates or other charges that may be due on the premises.

ELECTRICITY: Lessee will be liable for electricity used and will be billed quarterly as. Per meter readings (Current rate £0.25 per unit) but may change during contract

BINDING EFFECT: The covenants and conditions contained in the Lease shall apply to and bind the parties and their heirs, legal representatives, successors and permitted assigns of the parties.

GOVERNING LAW: This Lease shall be governed by and construed in accordance with the laws of England and Wales

ENTIRE AGREEMENT: This Lease constitutes the entire agreement between the Parties and supersedes any prior understanding or representation of any kind preceding the date of this Lease. There are no other written promise's, conditions, understandings or other agreements whether oral or written, relating to the subject matter of this Lease. This Lease may be modified in writing and must be signed by both Owner and Lessee.

NOTICE: Any Notice required or otherwise given pursuant to this Lease shall be either by e-mail or in writing and mailed recorded delivery to the following addresses:

Owner: Caister Storage Solutions Ltd, Caister Business Park, 1 Pump Lane, Caister on Sea, Great Yarmouth, Norfolk, NR30 5TF

Other informal notifications and correspondence will be sent via E-Mail using the follow address:

OWNER: caisterstoragesolutions@outlook.com

CUMULATIVE RIGHTS: Owner's and Lessee's rights under this Lease are cumulative and shall not be constructed as exclusive of each other unless otherwise required by law.

WAIVER: The failure of either party to enforce any provisions of this Lease shall not be deemed a waiver or limitation of that party's right to subsequently enforce and compel strict compliance with every provision of this Lease. The acceptance of Rent by Owner does not waive Owners' right to enforce any provisions of this Lease.

ADDITIONAL PROVISIONS:

Caister Business Park Office Hours: Mon – Fri 9am - 5pm The office number is a 24 Hours emergency contact number. Any communication outside of the office hours by phone or by message will be answered as and emergency. If the communication is not of an emergency nature. It will be dealt with as an out of hours call and chargeable @ £20 + VAT (Any out of hours enquire can be sent through our e-mail where it will be dealt with during our office hours)

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DATA PROTECTION:

Caister Storage Solution will not pass on your data to any third-party company.

Caister Storage Solutions will use your data during this agreement to contact you,

CHARGES:

Labour Charges: £50.00 + VAT (per hour or part of)

Material Charges: £ Cost + 30%

Monthly Cost: £ + VAT

Payment: Monthly [] 6 Monthly [] Yearly []

Advance Payment Discounts: 5% [] 10% []

Deposit: £ + VAT

If You agree to the terms shown above, please complete the following:

Signed:

Print:

Date:

Caister Storage Solutions

Signed:

Print:

Date:

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