

Rental agreement for storage space

Special conditions

Between:

The private company with limited liability **[ENTITY]** with its office at Ringlaan 17/E, 2960 Brecht and registered in the enterprise databank under the company number **[COMPANY NUMBER]**, hereby represented by its director Mr. Lennert De bruyn;

Hereafter referred to as "Storo, with following contact details.

- Phone number: **[PHONE NUMBER]**
- E-mail: **[EMAIL]**

And:

[CUSTOMER DETAILS]

- Hereafter referred to as "client", with following contact details
- Cellphone number: **[CELL PHONE]**
- E-mail: **[EMAIL]**

Storo and the Customer are hereinafter referred to separately as a "Party" and together the "Parties".

Is expressly agreed as follows:

Article 1. Object

Storo hereby rents to the Client, who accepts, a part of the real estate located at **[PLACE OF ESTABLISHMENT]** (hereinafter the "Storo Site"), namely the following storage facility: **[UNIT NUMBER]** (hereinafter the "Unit")

The Client acknowledges that it has received the Unit in good condition and does not wish to draw up a statement of findings, given the good condition of the Unit and the lack of contents. By accepting the special and general terms and conditions (hereinafter together the "Agreement"), the Customer accepts that the Unit is in good condition, without defects and perfectly clean, and suitable for the legal and agreed purpose of storage.

Storo gives the Client a right of access to the main entrance, the hall, the stairs and corridors, parking and (if available) elevator of the Storo Site in order to reach the Unit.

Article 2. Duration

This Agreement has been entered into for a fixed term of 1 month with effect from: **[CONTRACT START DATE]**.

Unless the Agreement is terminated by one of the parties at the latest seven (7) days before the expiry of the aforementioned period, the Agreement will every time be tacitly renewed for a new period of one month.

Article 3. Rental price

The monthly rental price payable for the Unit is **[MONTHLY RENTAL AMOUNT]** EUR (hereinafter the "Rent"). This amount does not take into account other temporary promotions or discounts allowed.

This Agreement is subject to VAT either because of the automatic scope of application of Article 44 §3, 2° a) of the VAT Code or because of the scope of application of Article 44 §3, 2° d) of the VAT Code whereby both parties declare that to opt to subject this agreement to VAT. The total rental price for the Unit is therefore EUR **[TOTAL MONTHLY RENTAL AMOUNT]** per month.

The parties agree that at the end of the initial term of the Agreement and in the event of an automatic renewal of the Agreement in accordance with Article 2 of this Agreement, VAT will always remain applicable.

If, for a reason attributable to the Customer, the Hire can no longer be subject to VAT, the Customer shall fully indemnify and compensate Storo for all adverse consequences that Storo suffers as a result. During the term of this Agreement, the Customer undertakes to use the Unit mainly (for a minimum of 50%) as storage space and to use a maximum of 10% as a sales area.

For units larger than 30sqm, sockets are provided. For the use of electricity, a package of 100kWh is provided per Unit (without compensation). If more is used, the Customer must pay for this separately.

The rental price must be transferred for the first time to Storo's bank account with account number **[STORO ACCOUNT NUMBER]** before this Agreement commences. The Customer also authorizes Storo – in the absence of notification of non-renewal within the period stated in Article 2 – to collect the amount due for the following month via SEPA, Visa, Mastercard. The Customer will receive the invoice for the new one-month period five days before the start of the subsequent period and payment will be collected four days before the due date of the invoice.

The Customer expressly accepts that all invoices issued by Storo in the context of this Agreement will be generated and sent electronically to the aforementioned e-mail address.

Article 4. Insurance

The Customer is obliged to have its belongings ("Goods") insured by Storo against loss, theft and damage throughout the term of the Agreement. To this end, the customer joins the collective insurance agreement underwritten by Storo BV, with company number 0798.478.660, as an insured party. A copy of the insurance certificate and the general terms and conditions of the aforementioned collective agreement are appended to this Agreement.

The Goods are guaranteed under the group insurance contract for an amount of **[INSURED AMOUNT]**. The monthly price (incl. VAT) for this, to be paid by the Customer to Storo, is **[MONTHLY INSURANCE FEE]**.

The Customer expressly declares that the Goods that will be stored in the Unit for the entire duration of the Agreement will have a maximum value of EUR **[INSURED AMOUNT]**.

Article 5. Attachments

The general terms and conditions, and the internal regulations, insurance certificate and general terms and conditions for the group insurance contract in appendix form an integral part of this Agreement. The Customer expressly acknowledges having received this information prior to being bound by this Agreement and undertakes to comply with the provisions contained herein. To the extent that there should be any contradictions between this Agreement and an appendix / between the appendices themselves, the following hierarchy must be applied: (1) the special terms and conditions, (2) the general terms and conditions and (3) the internal regulations. To the extent that there are contradictions between the appendices, the following hierarchy should be applied: (1) the special terms and conditions, (2) the general terms and conditions and (3) the internal regulations.

Article 6. Signature and obligation to provide information

The parties acknowledge that this Agreement is concluded electronically by means of a two-step authentication². This Agreement with all attachments will be delivered to the Customer by email and electronically stored on the Customer Portal, with each party having the option of obtaining one (or more) written copy(s) upon simple request. Both parties expressly waive the formal requirement contained in Article 8.20 of the Belgian Civil Code that an original copy is handed over to each party that has a distinct interest.

Drawn up **[PLACE OF ESTABLISHMENT]**, on **[DATE]**.

«200006»

The Client

Lennert De bruyn

Director

Name:

[FIRST NAME] [LAST NAME]

General conditions

1. Subject matter and nature of the agreement

1.1. These Terms and Conditions apply to all agreements between «200006», with company number «200010» and registered office at 2960 Brecht, Ringlaan

17/E (hereinafter "Storo") and users (hereinafter "Customer") of the storage space (i.e. any storage product or storage service such as parking, bulk surfaces, locker cabinets, etc., hereinafter "Unit") and on all services supplied or provided by Storo. The entrustment or

² This authentication includes (i) a unique password chosen by the Customer to log into the customer portal and (ii) confirm the identity of the Customer by entering a code that is uniquely connected to the Customer and sent to him via SMS to a mobile phone specified by the Customer that can be used under his sole control.

abandonment of goods (hereinafter the 'Goods') by the Customer on the Storo company site (hereinafter the "Storo Site") automatically means the acceptance of these terms and conditions.

1.2. The Special Conditions, these Terms and Conditions and the Internal Rules together constitute the contractual conditions (hereinafter referred to as "the Agreement").

1.3. The Agreement does not grant the Customer any right in rem, but only a personal right of use (being a rental right) with regard to the Unit subject to this Agreement of the rented Unit. The Agreement is a common law lease and is not subject to provisions of the Law of 30 April 1951 on Commercial Leases, nor to the rules regarding residential rent. Storo will in any case never act as a warehouseman, guard or custodian with regard to rented Unit and/or the stored Goods. Since the Agreement concerns a common law rental and not a service or sale, the Customer has no right of withdrawal. The Customer is of course free to terminate the Agreement in accordance with Article 2 of the special terms and conditions.

1.4. The Customer acknowledges that the Unit referred to in Article 1 of the special conditions does not have any essential characteristics that would be essential for its use. Storo is entitled to rent out another Unit of a similar or larger type to the Customer (on delivery or current agreement provided prior notification of at least one week), without this change entailing additional costs for the Customer. If Storo is unable to deliver a Unit of the agreed (or larger) type on the date foreseen for commissioning of the Unit, the Customer has the right to demand dissolution of the Agreement after notice by e-mail or letter (with acknowledgment of receipt). If the Customer does not dissolve the Agreement, the Agreement will continue to be performed and a new agreement will be concluded in the context of entering the new unit (as soon as available).

1.5. The Customer accepts that all statements relating to the dimensions of a Unit are estimates. Any deviation between the actual size of a Unit and the specified size in the Agreement does not give any party any right and may never lead to a price adjustment.

2. Purpose and use

2.1. The Customer acknowledges accepting the Unit's destination as a storage space. The Customer is not allowed to repurpose the rented Unit. The Customer will use the Unit in accordance with the authorized destination and the terms of the Agreement.

2.2. The Customer will comply with all the provisions of this Agreement, the law and local regulations as well as the possible instructions of the local and national authorities, the utilities and the insurers.

2.3. The Customer is required to use the Unit in such a way that the environment and the other Storo Site users are never affected by this (e.g. no noise from radios and other appliances, no dust or odour nuisance, no leaks). The Customer should always take the necessary precautions in order to avoid such environmental and environmental and/or damage

2.4. The Customer is NOT allowed to use the Unit (non-exhaustive list and also includes similar activities, goods or items):

- as a workshop, for commercial activities or for a public sale;
- as a domicile or as office or unit of establishment of a company;
- for any illegal, criminal or immoral activities (e.g. tax fraud);
- for the storage of cash, securities or shares;
- for the storage of animals, waste and all possible waste (including hazardous, toxic or animal substances), any object likely to cause smoke or odour nuisance, food and other perishable items;
- for the storage of firearms, explosives or ammunition, illegal objects or substances (e.g. drugs, contraband, stolen goods);
- for the storage of hazardous substances (chemicals, radioactive substances, biological agents, asbestos and/or blue leather, (artificial) manure, gas cylinders and/or batteries, fireworks, etc.);
- for the storage of car and/or engine wrecks;
- combustible and flammable materials or liquids including petrol and diesel (with the exception of the minimum permitted for cars and/or engines and other petrol carriers);
- any other toxic, flammable or dangerous substances or preparations that have been recovered as such under applicable law or regulations (see www.gevaarsymbolen.be/nl for more information).

If the Customer acts in contra conflict with this, the Customer is liable to Storo for all direct and indirect damage seen by Storo and will be exempted on first request. In addition, the Customer is exposed to possible criminal charges. The Customer notes that Storo will not check the Goods or verify that they comply with the terms of the Agreement and any legal provisions.

The Customer may store cars and/or engines in the Unit (old-timer) (which are not wrecks) provided that the car and/or engine have the necessary protection to prevent leaking oil from affecting the environment or the Unit and to minimise the presence of fuel in the designated fuel tank. In addition, adequate insurance must be maintained by the Customer at all times for these cars and/or engines to cover any damage to third parties (including Storo).

3. Indexation rent and default

3.1. The Lease shall be automatically subject to indexation on the basis of the following formula each year upon the entry into force of the contract:

$$\text{index} = \frac{\text{base rent} \times \text{new index}}{\text{base index}}$$

where the base rent is equal to twelve times the monthly Rent, the new index is the health index of the month preceding the anniversary of entry into force and the basic index is the health index of the month preceding the date of signing of the Agreement.

3.2. Storo has the right to adjust the Rent and fees for additional services (e.g. insurance), with this adjustment taking effect one month after notification by e-mail. In that case, the Customer has the right to terminate the Agreement unilaterally without compensation, provided that notice by e-mail or letter (with acknowledgment of receipt) within 7 calendar days of such notification.

3.3. If the payment of the Rent and costs has not been received in full on due date, Storo will send a first reminder to the Customer free of charge.

3.4. In the event of a persistent default, the Client will owe interest at the legal interest rate for late payment in commercial transactions, from the expiry of a period of 14 calendar days starting (i) on the third working day after the reminder has been sent by post in accordance with Article 3.3; or (ii) on the calendar day following the day on which the reminder is sent electronically to the Customer.

3.5. Interest is calculated from the calendar day following the day on which the reminder is sent to the Customer in accordance with Article 3.3.

3.6. The Customer also owes a fixed compensation, which is determined as follows:

- 20 EUR if the balance due is less than or equal to 150 EUR;
- 30 EUR plus 10% of the amount due on the tranche between 150.01 and 500 EUR if the balance due is between 150.01 and 500 EUR;
- 65 EUR plus 5% of the amount due on the tranche above 500 EUR with a maximum of 2000 EUR if the balance due exceeds 500 EUR.

3.7. If the Agreement is terminated (early) and the Customer fails to vacate the Unit (properly and in time) in the context of this termination – after having been reminded by e-mail in this regard and this reminder five (5) working days without consequence – Storo reserves the right to (cumulatively):

- remove the Goods from the Unit and transfer them to an alternative storage facility, without any liability for any loss or damage caused by such disposal;
- the Customer to charge compensation of at least 75 EUR per started m³ for the removal costs and compensation equal to the Rent for the storage costs of these goods, without prejudice to Storo's right to claim the integral cost thereof;
- the Customer to charge a monthly occupancy fee equal to the Rent;
- sell these goods to cover outstanding claims. Any balance will be refunded to the Customer.

All this without prejudice to Storo's other rights under common law and this Agreement.

3.8. The Customer agrees that all Goods in the Unit are entitled to the security of Storo's right to pay the rental price, costs or any other sum due. In particular, the Customer acknowledges that Storo, in her capacity as a letting agent, enjoys a privilege on all goods kept in the Unit, in application of Article 20.1° of the Mortgage Act. The customer also accepts that this security on the Goods in the Unit may result in a loss of ownership.

4. Sublease and transfer

4.1. The advantage of the Agreement is personal and the right to occupy the Unit can only be exercised by the Customer. The Customer is not permitted to substally or partially substally the Unit or to transfer the Agreement, subject to any prior written agreement from Storo.

4.2. Storo may transfer its rights and obligations under the Agreement, without the prior approval of the Customer,

unless the Customer's guarantees would be reduced without his consent.

5. Liability

5.1. The Customer acknowledges and accepts to be fully responsible and liable for all actions of the persons who have access to the Customer's Unit or who use the Customer's access code/access rights. Any reference to "Customer" in these terms also includes a reference to such persons.

5.2. The Customer is liable for damage caused to the Unit or the Storo Site and will fully reimburse Storo for this at first request, supported by supporting documents.

5.3. Storo waives any recourse against the Customer to the extent that damage to the Unit or the Storo Site is covered by the insurance policy taken out by the owner of the building. The waiver of recourse does not apply in the event of willful misconduct on the part of the Customer.

5.4. When entering into the Agreement, the Customer is the only one to own the legal and/or economic property of the Goods and therefore to accept all liability in .m. the Goods. The Customer will reimburse and safeguard Storo for any cost, claim or any other action by a third party in connection with the Goods (i.e. all disputes relating to disputes concerning property rights or the right to property) or the customer's use of the Unit.

5.5. Hidden defects in the Unit must be reported by the Customer by registered letter to Storo within a reasonable period of two (2) working days after knowledge and with the addition of the necessary supporting documents and photographs, in the absence of which his right of claim expires.

5.6. Storo is only liable for damage resulting from intent or gross negligence or that of its employees or agents, for failure to perform one of the main performances of the Agreement (except in the event of force majeure) or in the event of legal liability in the event of death or bodily injury. Injury to the Customer as a result of an act or omission on the part of Storo. Storo shall otherwise not be liable for any damage to the Goods or any other damage of the Customer (such as including indirect or consequential damage).

In the context of this Agreement, "force majeure" is understood to mean: an imputable impossibility for the debtor to fulfill its obligation, whereby the impediment to fulfillment has an unforeseeable and unavoidable character. Such cases of force majeure are (but not limited to): cases of war, danger of war, civil strife, riot, acts of war, fire, water damage, natural disasters, company occupation, exclusion, import and export restrictions, government measures, defects in machinery or installations, strikes, disruptions in the supply of energy, transport problems, shortages and late delivery or unsuitability of materials or services necessary for the fulfillment by Storo of its main obligations under the Agreement.

Any application of the figure of imprevision in accordance with Article 5.74 of the Dutch Civil Code is expressly excluded in the context of this Agreement.

5.7. Storo is never liable for any damage or interruption of the enjoyment of the Unit that is due to a cause beyond the control of Storo (e.g. activities of other Customers or third parties, (temporary) technical failures, snow, etc.).

5.8. Storo accepts no liability for any damage seen by the Customer if the stored Goods are inappropriate, unsafe or illegal or the Customer would have violated any legal or contractual provision that is causal to the occurrence or extent of the damage.

5.9. The Customer acknowledges that the exclusions and limitations of liability in this article are fair and reasonable, given that it is a common law lease, Storo is not aware of the nature of the stored Goods, Storo does not organise security or control and the customer's insurance obligation.

6. Safety

6.1. Storo rents the Unit without any further guarantee regarding the storage, supervision or safety of the Goods stored in the Unit. The Customer is solely responsible for the storage of the Goods.

6.2. To the extent required or permitted by law, Storo will cooperate with any inspection or audit of the Storo Site and/or the Unit by any national, local, regulatory or criminal authorities and authorities. Storo is not liable for the consequences of such inspections or controls. This also means that in that case the Customer will also cooperate and provide access to the Unit.

7. Insurance obligation

7.1. Storo has concluded fire insurance for damage to the content of the Units and any third party claims towards the owner, Storo and its Customers.

7.2. Throughout the term of the Agreement, the Customer must insure the Goods against loss and damage under all-risks goods insurance in order to cover the full value of the Goods.

7.3. The minimum insurance value per Unit is EUR 2,500. The Customer can opt for a higher insurance value and has the choice between an insurance value of (i) EUR 2,500; (ii) EUR 5,000; (iii) EUR 10,000; (iv) EUR 17,500; (v) EUR 25,000. The compensation (incl. VAT) owed to Storo for this is respectively (i) EUR 9; (ii) EUR 15; (iii) EUR 25; (iv) EUR 40; (v) EUR 50. Up to a value of EUR 25,000, the Customer must take out this insurance through Storo, which can offer the Customer a preferential rate as stated in the Special Terms and Conditions through a group purchase with a reputable insurance company.

7.4. In the event of non-payment of the monthly fees for insurance (to Storo), all loss and damage not covered by the insurance will be at the Customer's risk and expense.

7.5. Storo is responsible for the insurance of the Storo site and any immovable furnishings and embellishments. A copy of the insurance certificate can be delivered at the Customer's first request.

8. Maintenance, repairs and modifications

8.1. The Customer shall maintain the Unit in good condition. The Customer takes the necessary precautions to prevent damage to the Unit, the Storo Site or the property of Storo or third parties.

8.2. The Customer shall inform Storo within a reasonable period of time after taking note (in principle 2 working days) of any damage to the Unit, in the absence of which the Customer is liable for the repair of the damage and all its consequences.

Storo will carry out the repairs to the Unit, whereby minor repairs within the meaning of Article 1754 B.W. and repairs of damage seen in the customer's fault will be passed on to the Customer. If a considerable amount is involved, i.e. from an amount of EUR 1,000, Storo will provide the Customer with a quotation for the repair in advance and the Customer will have 5 working days to respond. However, the prior express consent of the Customer with the quotation for the execution of the repair work is not required. The Customer agrees to pay invoices for repair work within 7 days of the date of shipment.

Damage due to old age, normal wear and tear or force majeure will be repaired by Storo at its own expense.

8.3. The Customer will tolerate all works that Storo has to carry out on the Unit in the context of repair work or renovation, without compensation or reduction of Rent (regardless of the duration of the works).

8.4. The Customer is not entitled to make any structural changes or other change works to the Unit.

9. Access due to Storo and/or third parties

9.1. Storo can formulate a request to the Customer to enter the Unit, to which the Customer must respond within 5 working days and, in the event of a lack of response, the Customer is deemed to have agreed.

9.2. Storo has the right to access the Unit at all times in order to carry out (or have investigations) carried out in the context of maintenance, restoration, renovation and expansion, repartitioning, including the installation of additional facilities. The Customer will facilitate this access where necessary. Storo will inform the Customer of this, unless the time and circumstances would not allow it.

9.3. Storo may request the Customer to move the goods to another Unit, or possibly a nearby Storo Site, within a reasonable period of time. In that case, the Customer has the right to terminate the Agreement unilaterally without compensation, provided that notice by registered letter within 7 calendar days of such notification. If the Customer fails to cancel or relocate the goods, Storo can enter the Unit in order to move the Goods to another Unit with the necessary care but at the risk of the Customer (whereby costs incurred are passed on to the Customer).

9.4. Storo has the right to enter the Unit in an emergency without the Customer's consent or warning to the Customer (if necessary by breaking open). In addition, cf. article 6.2 of the general conditions, Storo has the right to provide access to the Unit at legal request from the national, local, regulatory or criminal authorities and authorities, without obtaining the prior consent of the Customer. In that case, the Customer will cooperate and provide access to the Unit.

10. End of the agreement

10.1. At the end of the Agreement (whatever the reason) the Customer is obliged to return the Unit to Storo perfectly clean, completely cleared and in the same condition as at the start date of the Agreement (taking into account normal wear and tear).

If the Customer defaults on this, the Customer is liable for all costs and damages resulting from the abandonment of these Goods. In any case, the Customer will reimburse the costs incurred by Storo for eviction (with a minimum of EUR 75 per m³ started) or recovery. Storo is hereby fully authorized by the Customer to sell any abandoned Goods.

10.2. Each Party shall have the right to unilaterally dissolve the Agreement by registered letter in the event of serious non-participation by the other party, including but not limited to:

- non-compliance with any obligation imposed by law, national or local regulations;
- default of the Rent or ancillary costs for at least one month;
- repeated non-compliance with this Agreement, including the Rules of Procedure;

- apparent strike of payment, bankruptcy or any other insolvency related measure under the Customer.

The defaulting Party shall be liable for compensation of one month's rent, with a minimum of EUR 75, without prejudice to the right to claim other and/or effective damages (e.g. for rental damage).

10.3. In the event of expropriation for a public benefit reason, the Customer shall redress any redress against Storo and the Customer will only assert his rights against the expropriating government, without, however, reducing Storo's rights against the expropriated government.

11. Notices, change of address

11.1. Any notice under this Agreement may be validly made by post, e-mail or any other electronic means unless specifically provided otherwise in the Agreement.

The Customer expressly accepts the electronic transmission of notifications and invoices and registered consignments in electronic format (using the email address and mobile telephone number mentioned in the Agreement), except in other words, in the special terms. The Customer declares that he has taken note of the terms and conditions of this service (https://www.aangetekende.email/GCAE_NL.pdf) prior to signing this Agreement and will if necessary add the e-mail addresses admin@aangetekende.email and support@aangetekende.email to the safe senders in the spam settings.

In the event of notification by registered e-mail, the notification shall be deemed to have been received at the date of dispatch..

11.2. The Customer must inform Storo via the website of any change to his/her postal address, electronic address or telephone number and this before such a change takes effect. Storo is entitled to carry out certain checks on application of an amendment with a view to complying with the legislation and security of the Storo Site and its users.

12. Personal data and privacy

12.1. The customer's personal data is processed by Storo as the data controller in accordance with the applicable data protection laws.

In this context, Storo will process the personal data collected from the Customer in accordance with applicable national and European privacy laws, including but not limited to the Belgian Law of 30 July 2018 on the protection of individuals with regard to the processing of personal data and the General Data Protection Regulation 2016/679 as in force and as it may be amended, supplemented or replaced in the future (hereinafter collectively referred to as the "Privacy Legislation").

12.2. Furthermore, Storo processes the customer's personal data in accordance with the rules and regulations laid down in the Storo Privacy Policy (which is available online on storo's website. This policy describes, among other things, the reasons why Storo processes the personal data, the rights of the Customer with regard to the personal data and other important aspects of the way Storo processes this personal data.

12.3. The Customer confirms that at the time the personal data was handed over to Storo he has taken note of the content of the Privacy Policy.

12.4. The Customer confirms that the personal data he passes on to Storo in the context of the implementation of the

Agreement could be passed on to Storo in accordance with the provisions and principles of the Privacy Act and other applicable legal regulations to Storo.

12.5. Storo will process the personal data received as controllers under the Agreement and/or under a legal obligation.

12.6. Storo takes appropriate technical and organizational measures to protect the personal data from unauthorized or unlawful processing and from accidental loss, destruction, modification or damage to the personal data, in accordance with the Privacy Act.

13. Complaints procedure and disputes

13.1. Complaints should be addressed to Storo's customer service by registered letter at the address mentioned in the address or via the available form on the website. Complaints must be drawn up clearly and in a reason, indicating the amount disputed and the necessary supporting documents.

13.2. The Customer undertakes to report complaints to Storo (that are not related to a hidden effect, in which context the period provided for in article 5.5 of the general terms and conditions applies) no later than two (2) weeks after the settlement date or date of the claim. The uncontested amount must be paid within the normal time limit. In the event of Storo dismissing the complaint, the disputed amount shall immediately be fully payable.

13.3. If the Customer has followed the procedure described above within the time limits provided for this purpose, but does not agree with the decision taken, he may initiate legal proceedings after notifying Storo.

14. Final provisions

14.1. The nullity of one or more clauses of this Agreement will not lead to the nullity of the whole Agreement. The puny clause will be considered unwritten to the extent that it is unlawful, and the Parties undertake to replace it with an economically equivalent clause if necessary.

14.2. The Customer understands and accepts these terms and conditions. These terms and conditions are available online through storo's website.

Any changes to these terms and conditions will be communicated by Storo to the Customer by post or email and will take effect 30 days after notification. The Customer shall, where appropriate, have the right to terminate the Agreement without compensation provided that it is notified by registered letter within 7 days of receipt of the notification of amendment.

14.3. The Customer is responsible (if applicable) for its appointees, agents or anyone else who is granted access by the Customer to the Unit, who must also comply with the commitments in this Agreement.

14.4. The Customer is responsible for the registration of the Agreement as well as the registration fees, any fines or duplicate duties.

14.5. All disputes which may arise from or in connection with this Agreement fall within the jurisdiction of the Courts in which the Unit is established, being the place where the commitments are to be executed. This Agreement is subject to Belgian law.

House Rules

1. Scope

This rules of procedure (hereinafter referred to as "The Rules") apply to each user (hereinafter "Customer") of a storage facility (i.e. any storage product or storage service such as parking, bulk areas, locker cabinets, etc., hereinafter 'Unit') on the «200001» site, with company number «200010» and its office at 2960 Brecht, Ringlaan 17/E (hereinafter "Storo" and "Storo Site").

Each Customer undertakes to make these Rules known to his rightholders, appointees and employees as well as any successor in law to agree to these Rules.

The Rules of Procedure are in addition to the other contractual commitments agreed between the Customer and Storo and aims to ensure that each Customer enjoys the peaceful enjoyment of his rights as well as the good reputation and standing of the building.

2. Access to and exit the Storo Site

A Customer can only use a new Unit during the advertised opening hours. The customer then has access to his Unit during the opening hours of the Storo Site communicated online.

Customers get personal access to the Storo Site and their Unit. Every time the Customer wants access to the Unit, he will have to make use of his/her personal access. Each access is strictly personal and should under no circumstances be used by third parties. Nor is it permitted to enter or leave the Storo Site by following another Customer or vehicle, without using their own personal access.

In the event that a Customer wishes to give third parties access to the Unit, the Customer must request specific access to this and provide the necessary data from the third parties. The Customer will always be responsible for the third parties to whom additional access is granted.

Within the Storo Site, children are not allowed to be left alone anywhere.

Each Customer ensures that the entrance hall, stairs and corridors of the Storo Site, as well as the emergency exit, emergency ladders and fire protection systems are freely accessible at all times.

3. Access to the unit

Each Unit is secured by a specially designed locking system to which an electronic lock is connected.

A Customer is solely responsible for the correct closure of the Unit.

Every Customer will always ensure that all doors and gates are closed after entering or leaving the Storo Site.

4. Emergency procedure / fire

Each Customer is responsible for familiarizing yourself with the safety procedures in case of an emergency or fire and to get to know the fire and escape routes. Emergency exits are scattered throughout the building and are clearly marked. A Customer should never block these emergency exits with Goods and must release these exits at all times.

The Customer can only use the emergency exits in the event of situations that require an emergency evacuation such as fire or power outage. In the event of abuse, Storo will recover all costs incurred by the Customer.

5. Neatness

Customers may not affix advertising placards, signs, signs, posters or other notes to the outside of the Unit, or on stairwells, doors or entrance halls.

Within the Storo site there is a strict smoking ban.

The Unit must be closed by the Customer at all times and maintained properly and with the necessary care. The Customer is responsible for removing any dirt and waste from the Unit. The customer is not permitted to leave waste or goods (or pieces of goods) in or around the Unit under penalty of compensation for the (waste) disposal costs, which amount to at least EUR 75 per started m³.

Trolleys or trolleys are available for the convenience of the Customer and are not allowed to leave the Storo Site. After using a trolley or trolley, it must be returned to the 'trolley bay' undamaged. For each day delay in the return, a fee of EUR 20 will be charged to the Customer. If the trolley is damaged or not returned, a flat-rate compensation of EUR 150 will be charged to the customer's account.

6. Quiet pleasure

Customers ensure the quiet enjoyment of the Storo Site and the Units for everyone. Customers are careful not to spread nuisance odours or cause noise nuisance.

Each supply of Goods will be carried out by the Customer taking into account the quiet enjoyment of the Storo Site for the other Customers.



Customers ensure that they (as well as persons for whom they are responsible) behave first name in manner and language at all times and in no way detract from the appearance and good reputation of the Storo Site.

7. Safety

Within the Storage Site, the traffic rules apply. The maximum speed for motorised vehicles is 10 km per hour, unless a lower speed is reasonably justified to ensure the safety of everyone. Parking is only allowed in the designated places.

The use of trolley cars, motor vehicles, elevators or any other equipment provided by Storo is always at the customer's own risk. Customers should be careful not to use or serve any of these by children.

Goods in the Unit must always be stored safely, without applying pressure to the walls or exceeding the maximum carrying capacity of the floor (i.e. 350kg/m²). Customers must respect the maximum permitted charge and the instructions listed in an elevator and are liable for any accidents.

Storo has no obligation to receive Goods for the Customer. The Customer will not in any way hold Storo liable for m. deliveries that the Customer would still have made on the Storo Site.

8. Changes

Storo has the right to make changes to the Rules of Procedure, provided that all Users of the Unit are notified by e-mail. An integral and updated version of the Rules of Procedure is available at all times on the Storo Site for inspection.