



BOX CLEVER SELF-STORAGE UNIT LEASE / RENTAL AGREEMENT

(i)	Lessee Name	
(ii)	Business / Home Address	
(iii)	Business Name (if applicable)	
(iv)	Contact Telephone Number	
(v)	Unit Number	
(vi)	Date of Commencement of Lease	Lease will commence on xxxxxxxxx and shall continue until either party shall give to the other one month notice in writing.
(vii)	Cost of lease / rental	£108 per month (inclusive of VAT, rates & electrical costs).
<i>Two forms of ID may be required with initial deposit to provide proof of name and address.</i>		

Declaration by Lessee: I hereby agree to pay an initial upfront rental charge to cover the cost of the first month and thereafter to pay my rent monthly to Down Business Centre Limited by bank mandate on the first working day of each and every month.

Also, I understand and accept the following rules and conditions for use and occupation of the above unit.

Rules & Conditions

- (a) Rental charges are subject to review on 1st September each year, at which point they may be maintained at current levels or increased moderately. The first review will take place on **1st September 2024**.
- (b) If payment is not made by the due date each month, Down Business Centre Limited reserves the right to refuse entry to the secure storage unit until payment is made in full. If payment remains outstanding, we reserve the right to seek to recover this as deemed appropriate.
- (c) Down Business Centre Limited will be responsible for negotiating directly with Land and Property Services for the payment of all rates in respect of the Box Clever Storage

compound and individual containers located therein. The lessee will pay only a small contribution towards rates – this is already included in the payment as set out at (vii) above.

- (d) The lessee will arrange their own insurance for all goods they hold within the storage unit. Under no circumstances will Down Business Centre Limited be responsible for any loss or damage incurred to property contained within the unit.
- (e) The lessee acknowledges receipt of the keys for the unit and agrees to pay all costs associated with replacing keys and locks in the event of these keys being damaged, lost or not returned when premises are vacated.
- (f) Under no circumstances is the lessee allowed to store – for themselves or any other person – anything of an illegal nature, including fireworks, explosives, or any dangerous chemicals, food or perishable goods, birds, fish, animals or any living creature or use or do anything in the storage unit which may become a nuisance or annoyance to anyone.
- (g) The lessee will make all reasonable efforts to maintain the storage unit in good and acceptable condition both internally and externally and to ensure that all waste is disposed of safely and properly and that such material is not deposited in or around any part of the property owned by Down Business Centre Limited.
- (h) Down Business Centre staff will have access to the secure storage unit at all times for issues including emergencies, inspections and maintenance. Should any additional locks be added by the Lessee, Down Business Centre Limited shall require a set of such keys for access.
- (i) The lessee will not carry out any internal alterations to the unit. This includes fixtures of any kind, electrical works, shelving, painting and plumbing. The Lessee is also not permitted to fix notices, labels, stickers, or advertising/promotional materials of any kind to the external parts of the unit.
- (j) At the end of the lease period a thorough storage cabin inspection will be carried out by Down Business Centre Limited and it will be the responsibility of the lessee to reinstate or make good any damage or alterations which have been caused during the period of the license. There will be no exceptions to this rule.

On behalf of Down Business Centre Limited	For and on behalf of the Lessee
Name:	Name:
Signature:	Signature:
Date:	Date: