

1. RENTAL PAYMENT: MONTHLY IN ADVANCE VIA EFT (BANK: ANZ, NAME: SELCO CORP PTY LTD, BSB: 013260, A/C: 195413496) OR VISA / MASTERCARD / AMEX (0.96% SURCHARGE APPLIES TO CREDIT / CHARGE CARD PAYMENTS), BY THE 1ST OF THE MONTH AS 'CLEARED FUNDS'.
2. OVERDUE AND UNPAID INVOICES WILL ATTRACT A LATE PAYMENT FEE OF \$100, 12% YEARLY INTEREST AND ALL ADMINISTRATION, COLLECTION AND LEGAL FEES REQUIRED TO BRING ACCOUNT TO BALANCE.
3. ALL STORER'S GOODS ON-SITE, ARE ON-SITE AS PER THESE TERMS OF TRADE.
4. LEASE RENEWAL IS OPTIONAL BY MUTUAL AGREEMENT. ONCE LEASE PERIOD RUNS OUT AND UNLESS FO (FACILITY OPERATOR – SELCO STORAGE PTY LTD ABN: 80 618 994 559) IS NOTIFIED, LEASE IS RE-NEWED AUTOMATICALLY ON MONTHLY BASIS.
5. STORER MAY CANCEL THIS LEASE AT ANY TIME BY A WRITTEN NOTICE (SMS OR ELECTRONICALLY). THE REMAINDER OF THE UNUSED PERIOD MUST BE PAID BY STORER TO FO. FO MAY OFFER EARLY LEASE RELEASE. THE NOTICE PERIOD IS THE END LEASE NOTICE PERIOD BELOW.
6. STORER MUST NOTIFY FO WITHIN 3 DAYS OF ANY CHANGE TO ANY CONTACT INFORMATION (ADDRESS, EMAIL, TEL, FAX, MOB).
7. FO MAY DENY ACCESS TO THE PREMISES IF STORER'S ACCOUNT WILL BE OVERDUE OR IF STORER IS MOVING OUT WHILST MONEY IS STILL OWING TO FO AND THERE IS NO SECURITY DEPOSIT. ALL EXPENSES INCURRED, SUCH AS CHANGE OF LOCKS, ETC ARE TO STORER'S ACCOUNT.
8. FO MAY BREAK THIS LEASE AT ANY TIME WITH ONE WEEK'S NOTICE IF STORER'S ACCOUNT WILL BE OVERDUE BY MORE THAN TWO WEEKS FROM THE DUE DATE. STORER WILL BE LIABLE FOR LOSS OF RENT TO FO FOR THE REMAINING LEASE PERIOD.
9. SHOULD THE STORER'S ACCOUNT BE OVERDUE AND / OR NOT VACATE THE PREMISES ON TIME OR ABANDON HIS GOODS OR BE UNREACHABLE OR NON-RESPONSIVE, FO MAY TAKE POSSESSION OF AND / OR SELL STORER'S GOODS TO: A) RECOVER ALL OUTSTANDING COSTS INCLUDING ANY LEASE OWING B) RECOVER COSTS ASSOCIATED WITH VACATING THE PREMISES OR C) MAKE REPAIRS TO BRING THE PREMISES TO 'AS BEFORE' CONDITION.
10. SECURITY DEPOSIT TO BE RETURNED WITHIN 14 DAYS OF STORER VACATING THE PREMISES, PROVIDED ACCOUNT IS UP-TO-DATE, KEYS HAVE BEEN RETURNED (IF APPLICABLE) AND VACATED PREMISES BEEN LEFT IN 'AS BEFORE' CONDITION, UNLESS CHANGES WERE MADE WITH FO'S WRITTEN CONSENT.
11. WHEN EITHER PARTY ENDS THIS LEASE AGREEMENT, THE STORER MUST VACATE THE PREMISES BY THE DUE DATE AND LEAVE IT IN THE SAME CONDITION AS UPON MOVING IN UNLESS AN ALTERNATIVE ARRANGEMENT IS MADE BY MUTUAL AGREEMENT WITH FO. FAILURE TO VACATE PREMISES ON TIME WILL RESULT IN STORER COMPENSATING THE FO FOR ALL LOSSES AND LOSS OF INCOME.
12. GOODS PROHIBITED ON-SITE: DANGEROUS, FLAMMABLE, CORROSIVE AND ILLEGAL GOODS AND MATERIALS. PROHIBITED GOODS ARE NOT TO BE BROUGHT TO SITE.
13. SMOKING ANYWHERE ON-SITE IS STRICTLY PROHIBITED.
14. SHOULD THE STORER BE INVOLVED IN ILLEGAL ACTIVITIES OR ILLEGAL SUBSTANCES OR PROHIBITED GOODS BE BROUGHT OR FOUND ON-SITE, OR ANY SORT OF ALTERCATION, ABUSIVE BEHAVIOUR AND / OR INAPPROPRIATE LANGUAGE BE USED, OR THREATS MADE OR DIRECTED TOWARDS THE FO'S STAFF OR ASSOCIATES OR FO'S OTHER STORER'S ON-SITE, THE FO MAY BREAK THE LEASE EFFECTIVE IMMEDIATELY. STORER WILL BE LIABLE FOR COMPENSATING THE FO FOR ALL LOSSES INCURRED AND LOSS OF INCOME FOR THE DURATION OF REMAINING LEASE.
15. ALL ACTIVITIES CARRIED OUT BY STORER MUST COMPLY WITH RELEVANT LOCAL, STATE, FEDERAL AND OH&S LAWS AND REGULATIONS.
16. IT'S STORER'S RESPONSIBILITY TO MAKE SURE THAT HIS ACTIVITIES DO NOT SPILL OVER TO NON-STORER AREAS AND AFFECT OTHER TENANTS OR FO BY WAY OF AIRBORNE POLLUTION (SUCH AS DUST OR PARTICLES OR EXCESSIVE NOISE) OR LIQUID OR SOLID WASTE MATERIALS OR ODOUR (FROM CHEMICALS, GASES OR SIMILAR) OR EQUIPMENT OR GOODS OR OTHER. SHOULD SUCH SPILLAGE OCCUR, FO MAY SUSPEND STORER'S OPERATIONS OR CANCEL STORER'S LEASE. SHOULD FO SUSPEND STORER'S OPERATIONS OR CANCEL STORER'S LEASE AS PER ABOVE, STORER MUST IMMEDIATELY CEASE ALL ACTIVITIES CONTRIBUTING TO THE PROBLEM AND EITHER RECTIFY THE PROBLEM OR VACATE FO'S PREMISES (IF LEASE CANCELLED). IF LEASE IS CANCELLED, FO MUST GIVE SUFFICIENT REASONABLE TIME TO THE STORER TO MOVE OUT. FO WILL NOT BE RESPONSIBLE OR LIABLE IN ANY WAY FOR LOSSES SUFFERED BY STORER DUE TO SUSPENSION OR CANCELLATION OF THE LEASE AND ALL RECTIFICATION WORKS ARE STORER'S RESPONSIBILITY AND WILL BE TO STORERS ACCOUNT.
17. STORER MUST NOT UNLOCK GATES, LOCKS, ROLLER-DOORS FOR ANYONE OR ALLOW ANYONE INSIDE THE PREMISES OR ON-SITE WHO MAY BE CLAIMING TO BE ANOTHER STORER OF THE FO OR SERVICE PROVIDER OR OTHER. SHOULD THIS OCCUR, STORER'S LEASE MAY BE CANCELLED IMMEDIATELY, STORER WILL BE LIABLE FOR ALL REMAINING LEASE OBLIGATIONS AND ANY DAMAGE / RECTIFICATION WORK WILL BE TO STORER'S ACCOUNT.
18. INSURANCE: FO NOT RESPONSIBLE AND NOT LIABLE FOR ANY LOSS OR DAMAGE TO STORER'S GOODS AND NOT LIABLE FOR PERSONAL INJURY OR LOSS OF LIFE BY THE STORER OR HIS ASSOCIATES WHILST ON-SITE. IT IS STORER'S RESPONSIBILITY TO ARRANGE AND TO HAVE SUITABLE INSURANCE TO COVER THE ABOVE.
19. UNLESS SPACE LEASED IS USED FOR STORAGE ONLY, STORER IS REQUIRED TO HAVE CURRENT PUBLIC LIABILITY INSURANCE UP TO \$20,000,000 AND STORER MUST PROVIDE CERTIFICATE OF CURRENCY BEFORE MOVING IN.
20. IF PERISHABLE GOODS ARE STORED (INCLUDING IN A REFRIGERATED CONTAINER), IT IS STORER'S RESPONSIBILITY TO HAVE SUITABLE SYSTEM IN PLACE TO BE NOTIFIED OF ANY POWER SUPPLY FAILURE OR TEMPERATURE VARIATION. IT'S STORER'S RESPONSIBILITY TO HAVE BACKUP POWER IE GENERATOR, SHOULD A POWER SUPPLY FAILURE TAKE PLACE. IT'S NOT FO'S RESPONSIBILITY TO PROVIDE BACKUP POWER AND FO DOES NOT HAVE BACKUP POWER OR BACKUP GENERATORS. FO WILL NOT BE RESPONSIBLE FOR ANY PERISHABLE SPOILAGE UNDER ANY CIRCUMSTANCES.
21. SHOULD STORER'S ELECTRICAL USAGE BILL BE OVERDUE BY MORE THAN TWO WEEKS, FO MAY DISCONNECT STORER'S SUPPLY.
22. STORER AND / OR HIS ASSOCIATES ARE ONLY ALLOWED TO BE EITHER IN THEIR AREA OR IN COMMON AREAS (WALKWAY, TOILETS, KITCHENETTE).
23. SHOULD MORE SPACE BE REQUIRED OR USED, STORER WILL BE CHARGED PRO-RATA.
24. SPACE IS LEASED IN AN 'AS IS' CONDITION. AS THE BUILDING IS AGED, ROOF LEAKAGES MAY OCCUR AND STORER SHOULD TAKE NECESSARY STEPS TO ENSURE THAT VALUABLE GOODS OR GOODS AFFECTED BY WATER LEAKAGE WILL NOT BE AFFECTED. FO STRIVE TO MAINTAIN BUILDINGS; HOWEVER GIVEN THE AGE OF BUILDINGS SOME DEFECTS ARE NOT REALISTIC TO FIX AS IT MAY INVOLVE WIDE SCALE REPAIRS. FO WILL NOT BE LIABLE FOR ANY DAMAGE CAUSED BY LEAKING ROOF OR FLOODING.
25. ANY DAMAGE CAUSED BY STORER OR HIS STAFF OR HIS ASSOCIATES TO PROPERTY OR FIXTURES ARE STORER'S RESPONSIBILITY AND ARE TO BE FIXED AT STORER'S EXPENSE.
26. FREE INTERNET VIA WIFI (OR DIRECT CABLE AT AN ADDITIONAL ONE-OFF INSTALLATION COST) IS PROVIDED ON CONDITION THAT IT NOT BE USED FOR ANY ILLEGAL ACTIVITY.
27. SHOULD STORER BE INVOLVED IN FABRICATION / MANUFACTURE AND USE ELECTRICITY, STORER MUST HAVE IN HIS AREA OH&S COMPLIANT FIRE EXTINGUISHER (FOAM TYPE FOR ELECTRICAL FIRES) OF AT LEAST 3KG.
28. FO'S CRANE(S): STORER UNDERSTANDS AND AGREES THAT CRANE(S) THAT ARE IN THE FACILITY ARE NOT ALLOWED TO BE USED UNDER ANY CIRCUMSTANCES AND THEY DO NOT FORM ANY PART OF THIS AGREEMENT. FO IS NOT RESPONSIBLE FOR CRANE'S MAINTENANCE AND SERVICING. FO WILL NOT BE LIABLE FOR ANY INJURY CAUSED, SHOULD CRANES BE USED BY STORER OR HIS ASSOCIATES CONTRARY TO THIS AGREEMENT.
29. UTILITIES (ELECTRICITY, GAS AND WATER) USAGE: ELECTRICITY IS FREE FOR LIGHTING (AS PER FO INSTALLED LIGHTS), CHARGING (CORDLESS TOOLS, MOBILES, LAPTOPS) AND PRINTERS. SHOULD OFFICE EQUIPMENT (DESKTOP PC'S, SERVERS, ETC), MACHINES, TOOLS, AIR-CONDITION, HEATING, REEFER(S), ETC., BE USED, ELECTRICITY WILL BE CHARGED AT COST VIA KWH METRE INSTALLED AT STORER'S EXPENSE WITH A MONTHLY SERVICE FEE OF \$10 FOR TAKING KWH READINGS. SAME APPLIES TO GAS AND WATER.
30. STORER IS FORBIDDEN TO ACCESS UTILITIES, ESPECIALLY ELECTRICAL SWITCHBOARDS OR GET INVOLVED IN ANY ELECTRICAL MAINTENANCE IE REPLACING FUSES, RE-SETTING CIRCUIT BREAKERS, ETC. STORER WILL BE LIABLE FOR ANY DAMAGE CAUSED TO GOODS OR PROPERTY.
31. IF STORER BRINGS HIS OWN HEATER, IT CAN ONLY BE AN ELECTRIC OIL RADIATOR WITH IN-BUILT THERMOSTAT.
32. PROTECTIVE FENCE – FO CAN ERECT TEMPORARY FENCING PANELS, TYPICALLY 2.1M HIGH, AT NO COST. FOR ANY OTHER FENCING, THERE MAY BE A CHARGE AND IS BY MUTUAL AGREEMENT.
33. KEY(S) – IF APPLICABLE, KEYS (RESTRICTED SECURITY, REGULAR AND ELECTRONIC) AND SECURITY FOBS WILL BE GIVEN TO THE STORER. IN CASE OF LOSS, DAMAGE OR NON-RETURN, STORER WILL BE LIABLE FOR ALL EXPENSES INCURRED IN REPLACING SUCH AND ANY ADDITIONAL WORK THAT MAY BE REQUIRED. KEY SECURITY DEPOSIT MAY BE TAKEN BY FO ON PROVISION OF KEY(S) TO STORER. KEY'S REPLACEMENT COSTS ARE: A) RESTRICTED SECURITY - \$22 EA B) REGULAR \$6.50 EA C) ELECTRONIC LOCKS \$50 EA D) SECURITY FOB \$30 EA. IN CASE OF A LOSS OF RESTRICTED SECURITY KEYS, ALL KEYS REGISTERED WITH FO MUST BE REPLACED (COULD BE UP TO 30 KEYS), TOGETHER WITH A NEW LOCK CYLINDER \$150 APPROX AND A LOCKSMITHS VISIT TO SITE (\$150 - \$200 APPROX).
34. FO SERVICES – LOAD / UNLOAD CONTAINERS, FORKLIFT, ORDERS RECEIVING, DISPATCH, MANUAL LABOUR, PICK & PACK, 3PL, ETC AT \$65 EX-GST / HOUR PER PERSON. ALL LABOUR TIMED IN 15-MINUTE INCREMENTS.
35. STORER WILL BE CHARGED FOR FO'S TIME TO INTERACT ON STORER'S BEHALF, SUCH AS SIDE-LOADER CONTAINER DROP-OFF & COLLECTION AND SIMILAR.
36. ACCOUNT SET-UP FEE IS \$20
37. PALLETS ARE AVAILABLE FOR \$5 / \$10 / \$20 EA FOR LIGHT / HEAVY DUTY / DOUBLE.

- 38. CARTONS, SIZE 80*30*25 APPROX ARE AVAILABLE FOR \$1.00 EA. RELEVANT LICENSES AND IN ACCORDANCE WITH ALL RELEVANT OH&S RULES AND REGULATIONS.
- 39. 20FT / 40FT CONTAINER ON-SITE: \$100 FOR DROP-OFF PLUS \$25 / \$35 FOR EACH ADDITIONAL CALENDAR DAY. 52. STORER CONSENTS TO UNDERGO AN ON-THE-SPOT DRUG TEST AT FO'S REQUEST. ANYONE TESTING POSITIVE WILL BE ASKED TO LEAVE SITE IMMEDIATELY (FOR REASONS OF SAFETY OF STORER AND ALL OTHERS ON-SITE) AND FO RESERVES THE RIGHT TO CANCEL STORER'S LEASE.
- 40. ON-SITE PARKING IS EXTRA COST. STORER CAN DRIVE INSIDE THE FACILITY FOR FREE TO LOAD / UNLOAD (EXCLUDES CONTAINER DROP-OFF / DROP-ON).
- 41. VIRTUAL OFFICE / VIRTUAL ADDRESS / POSTAL ADDRESS - FO OFFERS THESE SERVICES FOR \$200 PER YEAR. THIS IS SUITABLE FOR ASIC / ATO / GOOGLE MAPS. ALL AUST POST MAIL IS FORWARDED TO YOU FREE OF CHARGE. 53. THIS AGREEMENT APPLIES TO THE FOLLOWING ADDRESSES OPERATED BY FO: 2 PRICE ST, OAKLEIGH SOUTH VIC 3167 18 - 20 EDINBURGH ST, OAKLEIGH SOUTH 3167 22 - 24 EDINBURGH ST, OAKLEIGH SOUTH 3167 1 - 3 MARGARET ST, OAKLEIGH SOUTH 3167
- 42. FO MAY CANCEL THIS AGREEMENT SHOULD STORER BREACH ANY OF THE POINTS RAISED IN THIS DOCUMENT. SHOULD FO CANCEL STORER'S LEASE DUE TO BREACHING THIS AGREEMENT, THE STORER WILL BE LIABLE AND WILL COMPENSATE FO FOR THE LOSS OF INCOME (FOR THE REMAINDER OF DURATION OF THE LEASE) AND ALL EXPENSES INCURRED. 54. ACCESS HOURS ARE MON - THU: 9AM - 4:30PM, FRI: 9AM - 3PM. IF YOU HAVE AFTER-HOURS ACCESS, YOU MUST ENSURE ALL ENTRY POINTS ARE PROPERLY AND SECURELY CLOSED AND LOCKED WHEN YOU LEAVE. FAILURE TO DO SO MAY RESULT IN FO CANCELLING YOUR LEASE.
- 43. IF STORER FAILS TO COMPLY WITH MATERIAL TERMS OF THIS AGREEMENT, FO WILL HAVE CERTAIN RIGHTS WHICH INCLUDE FORFEITURE OF STORER DEPOSIT, AND THE RIGHT TO SEIZE / SELL / DISPOSE OF STORER GOODS. 55. ANY ELECTRICAL (IE ADDITIONAL POWER POINTS, EXTENSION CABLING, RE-WIRING, ETC), ELECTRO-MECHANICAL, CIVIL, ETC WORKS THAT ARE REQUIRED BY THE STORER ARE ALL RESPONSIBILITY OF THE STORER. COMPLIANCE CERTIFICATES ARE TO BE PROVIDED TO FO ON COMPLETION OF THESE WORKS.
- 44. ALL GOODS STORED OR BROUGHT INTO THE FACILITY BY THE STORER MUST BELONG TO THE STORER AND STORER CONFIRMS THAT HE'S THE RIGHTFUL AND LEGAL OWNER OF ALL GOODS STORED AND BROUGHT INTO THE FACILITY. 56. FO IS NOT RESPONSIBLE FOR ANY LOSSES SUFFERED BY STORER DUE TO DELAYS (LOAD / UNLOAD / SITE ACCESS).
- 45. SHOULD LIEN BE TAKEN AGAINST THE STORER AND SHOULD IT TURN OUT THAT STORER BROUGHT GOODS THAT ARE NOT HIS INTO THE FACILITY, IT WILL BE THE STORER'S RESPONSIBILITY TO COMPENSATE ANY 3RD PARTY WHOSE GOODS THE STORER HAD BROUGHT TO THE FACILITY. 57. THESE TERMS OF TRADE APPLY TO ALL BUSINESS CONDUCTED BY FO. THEY ARE PROVIDED AND ARE DISPLAYED IN FO'S OFFICE AREA FOR ALL TO READ AND PERUSE. ALL BUSINESS CONDUCTED ON FO'S SITES IS SUBJECT TO THESE TERMS OF TRADE.
- 46. STORER WILL PROVIDE KEYS / ACCESS CODES TO FO, SO FO CAN HAVE ACCESS TO UTILITIES / MAINTENANCE. STORER WILL BE CONTACTED BEFORE FO ENTERS STORER'S AREA. 58. THIS AGREEMENT CAN'T BE ALTERED, CHANGED OR EDITED BY THE STORER. SHOULD AN ALTERED, CHANGED OR EDITED VERSION OF THIS AGREEMENT BE SIGNED BY THE STORER AND GIVEN / SIGNED BY FO, IT SHALL BE ASSUMED THAT NO CHANGES TO THE ORIGINAL AGREEMENT WERE MADE, AND THE ORIGINAL AGREEMENT WILL APPLY.
- 47. FACILITY OPERATOR MAY REQUIRE STORER'S AREA / LOCATION TO BE CHANGED DURING THE LEASE PERIOD. THIS WILL BE DONE ON MUTUALLY AGREEABLE BASIS. 59. SUB-LEASING IS NOT ALLOWED (STORER TO 3RD PARTY).
- 48. IF STORER MOVES OR IS MOVED TO A DIFFERENT LOCATION WITHIN THE FACILITY, ORIGINAL REMAINING LEASE PERIOD SHALL APPLY UNLESS MUTUALLY AGREED TO OTHERWISE. 60. ALL PRICES MENTIONED IN THIS DOCUMENT ARE EXCLUSIVE OF GST AND EXCEPT FOR LEASE PRICE, FOR THE DURATION OF LEASE PERIOD, ARE SUBJECT TO CHANGE AND ARE CURRENT AS ON APR '22.
- 49. IF STORER'S CONTAINER IS STORED ON-SITE OR IS LEASED FROM FO, TOP OF CONTAINER IS NOT PART OF STORER'S AREA.
- 50. HIGH VISIBILITY VESTS / CLOTHING AND STEEL CAP SAFETY BOOTS ARE TO BE ALWAYS WORN ON-SITE.
- 51. OPERATION OF ANY MACHINERY, WHILST ON SITE, CAN ONLY BE PERFORMED WITH FO'S PERMISSION AND BY SUITABLY QUALIFIED PERSONNEL WITH 61. THERE IS NO COOLING-OFF PERIOD.

STORER COMPANY NAME:

ABN:

STORER'S NAME(S) / TEL / MOB / EMAIL / ADDRESS:

NOTES:

FROM _____ FOR _____ DAYS / WEEKS / MONTHS. END LEASE NOTICE: _____ DAYS ID: YES / NO

WEEKLY: \$ EX-GST MONTHLY: \$ EX-GST DEPOSIT - RENT: \$ EX-GST DEPOSIT - KEYS: \$ EX-GST

SET-UP FEE: \$ 20 EX-GST TOTAL: \$ EX-GST TOTAL: \$ INC-GST

PERSONAL GUARANTEE AND INDEMNITY: I,

OF (ADDRESS) HEREBY PROVIDE MY PERSONAL GUARANTEE THAT SHOULD THE STORER OWE ANY MONEY OR BE RESPONSIBLE FOR ANY MONETARY DEBT TO THE FO, I WILL BE RESPONSIBLE FOR ANY AND ALL OUTSTANDING DEBT, WHICH CAN BE CLAIMED BY FO FROM ME AND MY ASSETS. I AGREE TO BE BOUND BY THIS AGREEMENT AS DETAILED ABOVE.

STORER'S SIGNATURE: DATE: ACCEPTED BY FO: