

Land and Property Investments t/a Keen2Store

Self Storage Agreement

Particulars

Please complete in block capitals	Account number	
Mr/Mrs/Miss	Forename	Surname
Company Invoicing address		Postcode
Registered office if different		Postcode
Tel:	Fax:	Mobile:
E-mail:	Container contents:	
Estimated length of hire:	Deposit	Site location
Unit no.	Keys?	Hirer's Insurance?*
ON HIRE	DD set up?	Insurance company
OFF HIRE	Size	
Hire fee	Rate £ per week	

Bank account to set up four-weekly standing order payments:

Account name: Land and Property Investments Ltd
Account number: 70746682
Sort code: 08-90-00

*See clause 3 of terms and conditions. Container value for licensee's own insurance = £2,000.00

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Terms and Conditions

1. The owner hereby gives the Licensee permission to use the container(s) numbered [] (the containers) for the storage of property upon the following terms.
2. The Licensee agrees to pay:
 - i. the deposit of two weeks' rent payable on today's date;
 - ii. the hire fee for the use of the container the first payment being made on or before the date of this licence. Subsequent four- weekly payments to be made either by Standing Order directly into the owners bank or by cheque by the due date.
 - iii. in the event of non-payment of the Hire Fee this agreement shall immediately cease and the Licensee shall have no further right to use the Container. The Licensee will still be liable for any arrears of the hire fee and the Company shall be entitled to apply the deposit against such arrears.
3. The Licensee is solely responsible for all the items in the container(s) and the Owner has no liability for any damage to such items.
4. The Licensee further agrees:
 - i. To keep the container in good repair and to make good all damage attributable to his own or his agents' act of neglect or default,
 - ii. To take all reasonable and proper precautions against fire occurring in or around the container.
 - iii. Not to do or permit to be done anything which may be or become illegal or a nuisance or cause annoyance or discomfort to the owner or any neighbours including users of neighbouring containers on which may vitiate any policy of the licensees own insurance of the container or increase the premiums thereon.
 - iv. Not to let or part with possession of the container or any part thereof.
 - v. Not to use the container for the storage of anything which may become a danger to the owner or any neighbours including users of neighbouring containers.
 - vi. Upon the termination of this licence to leave the container vacant and in a clean and tidy condition and not to leave there any property of his or which he may be responsible for and to return the key and padlock of the container to the owner.
 - vii. To indemnify the owner against any liability whatsoever arising from the licensee's use of the container; any keys lost, stolen or damaged to be charged at £30.
 - viii. To use the container for the storage of property only.
 - ix. Not to obstruct any part of the owners' site and not to park vehicles on any part of the owners' site save for the purpose of loading or unloading property stored in the container only.

- x. Not to carry out any alterations to the Container and in particular not to adapt perforate or fix any items to the walls ceilings or floors or any part of the Container.
- 5 IT IS FURTHER AGREED that the owner may at any time during the subsistence of this licence and without giving notice to the licensee:
- i. Require that the licensee move all of his property stored in the container to any alternative container on the owners' site as the owner may select. (replacement container) and If the owner exercises this right then this license will continue on the footing that the replacement container is the container referred to herein and the clauses of this licence shall be construed accordingly,
 - ii. Move the container to any position on the owners' site as the owner may select.
6. This licence may be terminated at any time by the owner or the licensee by two weeks notice in writing or by the owner without notice at any time following any breaches of clauses 2,3 or 4 hereof.
7. The licensee shall at all times during the subsistence of this licence be entitled to use a key for the use as access to the container provided that the Licensor shall at times take care not to interfere with any other property on the Company's property.
8. The owner is not liable for the death of or injury to the licensee or his agents or for any damage to any property of theirs or for any liability whatsoever arising from the licensees' use of the container.
9. If following termination of this licence, any property belonging to the licensee remains in the container and the licensee fails to remove it within seven days of the termination date, then the owner may, as agent of the licensee, remove and sell or otherwise dispose of that property without any liability upon the owner to obtain the best, high or reasonable price for the said property. At all times, the said property will be at the licensees' risk and no liability shall fall on the owner in respect of damage to or the destruction or disposal of the said property. The licensee must indemnify the owner against any liability incurred to any third party who's property is sold by it in the mistaken belief good faith (which is to be presumed unless the contrary is proved) that the property belonged to the licensee. If having made reasonable efforts to do so the owner is unable to locate the licensee, then the owner may retain the proceeds of sale absolutely unless the licensee claims them within two months of the date upon which the property was disposed of.
10. The licensee should provide their own comprehensive insurance which covers fire, theft and damage to both the container, any property within the container and any property or vehicles on the owners' premises.
11. This licence is not intended to and does not create a tenancy and is personal to the licensee and is not assignable.
12. Please note when payments are made by cheque if the cheque does not clear our account a charge of £25.00 will be made to you.

13. In the event of any damage to the container the deposit is non-refundable.

This licence is made on the / /

Between the Owner and the Licensee

Signed on behalf of the Owner

Signed on behalf of the Licensee