

GSR SELF STORAGE

PARKING TERMS & CONDITIONS

1. Definitions

In these terms & conditions

'Us' 'We' 'Our' and 'Company' means GSR Property Investments Ltd T/A GSR Self Storage registered office 155A West Green Road London N15 5EA

'You' 'Your' 'Customer' 'Licensee' means a person who is entered into a Car Park license agreement with GSR Property Investments Ltd

'Vehicle' means the vehicle which enters into GSR Self Storage premises and includes any mechanical device on wheels or tracks, its equipment and accessories.

2. Agency

You acknowledge that you enter into a Parking License Agreement with us on the basis of these terms & Conditions not only on behalf of yourself, but also on behalf of any passengers in the vehicle and the legal owner of the vehicle. This means that we may enforce these terms & conditions against you or any passenger or the legal owner of the vehicle.

3. Our Liability

Every effort is made by trained staff, security barriers, security fences, guard dogs and security cameras to make the car park at GSR Self Storage secure, Whilst staff have instruction to remove anyone not authorised to be on the premises, the Company cannot guarantee the security of your vehicle nor its contents nor your belongings or your personal safety, we are responsible for using reasonable skill and care in the operation of the parking spaces. However, that responsibility is limited and we are only liable as set out in 'a' and 'b' below and have no other liability to you.

(a) We are liable for any death or personal injury arising from our negligence and the negligence of our staff. Nothing in these terms and conditions shall exclude that liability.

(b) We shall be only liable for losses which are only incurred as a result of our failure to comply with these terms and conditions.

Please note that although we have the above responsibility to you, you should bear in mind that GSR car park is open to all Customers including Self Storage customer and their visitors. We cannot guarantee that people will not enter in the car park area and cause damage to vehicle/s or engage in criminal behaviour. Accordingly, you park in GSR Self Storage car park at your own risk. We do not guarantee the security of your vehicle and/or its contents.

Claims & Complaints Procedure

(a) If your vehicle sustains damage while in the car park area or if you lose your vehicle or any of your possessions from your vehicle whilst it is in the car park area, you should

(i) Immediately inform our staff at the site office

(ii) In case of theft immediately inform police

(iii) Notify your insurers

(iv) If you consider you have a claim against us you must write to our office e.g. hours of discovery of the loss, damage or theft giving full details of

occurrence. Before submitting a claim we ask that you satisfy yourself that the subject matter of your claim lies within the areas of our responsibility set out in condition 3.

Security of your vehicle

Please ensure before you leave your vehicle at GSR Self Storage car park

- (i) Your vehicle is securely locked
- (ii) All of the windows of vehicle are securely locked
- (iii) If your vehicle is fitted with a vehicle alarm, steering lock, or similar device, make sure that is engaged and activated
- (iv) We advise you to keep your vehicles MOT/TAX & insurance documents up to date and provide 1 set of copies to our office to keep in record, your insurers will not accept any claim if the vehicle is not MOT & TAXED.
- (v) Do not delay your exit from GSR Self Storage and keep a watchful eye for pedestrians crossing the main gate
- (vi) Where CCTV cameras are installed they are used to assist in the proper running of the self storage facility including car park. The cameras may also act as a deterrent to criminal activity. We are obliged by law to display signage in the car park advising that CCTV cameras are in operation. However, we do not make any representation to the extent of coverage provided by the cameras and no guarantee is given as to the security of your vehicle in parking area where CCTV is installed

Possessions

- (a) Wherever possible please take your possessions with you when you leave your vehicle
- (b) If you do leave possessions in vehicle, you do at your own risk. Therefore, please do not leave them where they are visible. You should lock them in a boot or in an equivalent secure out-of sight storage area within your vehicle
- (c) You are reminded that your motor insurance policy may not cover possessions in your vehicle. It may be possible to arrange separate insurance cover for the possessions and we encourage you to do so

Safety in the Parking Area

- (a) Please drive carefully in the car park and storage area and obey all the directions and speed signs.
- (b) Anyone not compliance with the safety and speed signs and found over speeding will be banned from entering the site
- (c) Please supervise your children and pets who must be kept under your control at all time in GSR Self Storage
- (d) For safety reasons children under 12 year of age are not allowed in car park area or any part of GSR Self Storage. You must keep your child on board attended by an adult.

Rent, Fines and Penalties

It is important for the effective management of the car park:

- (a) Parking rent is payable by you as mentioned in Parking License Agreement. You are obliged to pay and to comply with any changes or instructions given by the management of GSR Self Storage
- (b) Parking rent is payable every 28 days in advance

- (c) If such agreed rent is not paid within 14 days of the due date you will be incur a charge of £10 late fee to cover the administration cost
- (d) We require 1 week advance notice to vacate the parking and terminate the contract if such notice is not given in advance there shall be no notice fine equivalent to your 1 weeks parking rent
- (e) We may fine £25 if you do not park within a bay designated to your vehicle when you are not entitled to do so
- (f) You are responsible for the disposal of your rubbish anyone found dumping rubbish in GSR Self Storage or its surroundings will be fined from £25
- (g) All refunds are paid through a company cheque 10 days after successfully closure of your account subject to all dues cleared
- (h) We reserve the right to clamp any vehicle which is parked at GSR Self Storage without a parking agreement unless until authorised by a member of staff in writing, any such clamp will be remove upon payment of £50 parking fine only
- (i) You are responsible for your Guests, visitors vehicle/s parked at GSR Self Storage and left for overnight parking. Any such vehicle/s parked overnight will be charged £20 on your account per night as additional parking space.
- (j) Any person/s find tail gating at the main entrance of GSR Self Storage will be banned from entry and subject to fine to recover the cost of damage to the gate
- (k) Please do not drive or walk under the barrier whilst in operation, if any such act cause damage to the barrier there will be a fine eqviliant to the cost of damage repair. We may keep the possession of the vehicle until such fine is paid in full.

Access & Re location

- (a) We reserve the right to restrict access, refuse entry or not allow vehicle to leave the GSR Self Storage if the parking account is not paid in full.
- (b) We reserve the right to refuse the admission of any vehicle in the GSR Self Storage for any reason or remove vehicle from car park for any reason by whatever method we consider reasonable.
- (c) We additionally, in case of emergency reserve the right to remove or relocate vehicle to any other convenient car park space available within our control or otherwise as may be expedient.
- (d) We reserve the right to clamp any vehicle that is parked in contravention of these terms & Conditions of GSR Self Storage Parking License Agreement

Payment & Disposal of Vehicle

- (a) We reserve the right to hold your vehicle until we have received payment for all the parking charges due to us and refuse to release any such vehicle until those charges have been paid.
- (b) If you intend to leave your vehicle more than 28 days without getting access we recommend that you notify us in writing of your intention to do so
- (c) We reserve the right to sell any vehicle which we reasonably believed to have been abandoned and shall be entitled to regard as abandoned due to non-payment or any other reason we may think fit
- (d) Abandoned vehicles will be sold and the proceeds of sale will be applied towards satisfaction of all sums owing to us together with the expenses of the

sales in connection with such sale will be entitle to charge e.g. garage charges, recovery truck charge or manual handling.

Before proceedings with the disposal of abandoned or overdue rent vehicle we will:

- (a) The company will make reasonable enquiries to identify and contact the owner of the vehicle
- (b) Make a reasonable enquiries with the appropriate police authorities
- (c) Give 7 days written notice sent to the address you gave us at the time of Parking License Agreement via post, email or fax
- (d) Affix a disposal notice to the vehicle in question detailing upon which the date the vehicle will be removed and disposed of

Prohibitions and restrictions

- (a) You must not tow any vehicle within GSR Self Storage except as part of services offered by person authorised by us
- (b) No cleaning nor work by you or your agent are allowed
- (c) No activity in connection with the selling buying or disposal of goods or services shall be carried out in the car park area at GSR Self Storage
- (d) You must not store any illegal items which are restricted by the law in England
- (e) You must not store any firearms, explosives or gases in your vehicle
- (f) You must not use your vehicle as a storage place except on board at the time of loading and unloading of goods
- (g) You are not allowed under any circumstances to sublet nor borrow space in the parking to any third party. GSR SELF STORAGE withholds its rights to terminate your contract immediately if you are in breach of this clause.
- (h) In the event of vehicle breakdown you must contact the office to ensure your vehicle removal or repair organised without causing disruption, damage or danger to any other vehicles or persons at GSR Self Storage

General

- (a) Either party can terminate this contract by giving 7 days written notice after the minimum rental period expires
- (b) The construction, validity and performance of these terms & conditions shall be governed by English law
- (c) The failure of the company to enforce or to exercise at any time or for any period of time any term of or any right pursuant to these terms and conditions does not constitute, and shall not be constructed as, a waiver of such terms or right and shall in no way effect the company's right later to enforce or to exercise it
- (d) If any provision of these terms and conditions is found to be illegal, invalid or unenforceable under any applicable law, such term shall, insofar as it is severable from the remaining terms, be deemed omitted from these terms and conditions and shall in no way effect the legality, validity or enforceability of the remaining terms
- (e) The company may update or amend any of these terms and conditions from time to time