JHB ☐ **PE** ☐ **KATHU** ☐ **DEPOSIT PAID** ☐

ACCOUNT TYPE: CASH ACCOUNT ☐ **DEBIT ORDER** ☐

MARISIT CHECK ☐

STORAGE TEAM & REGION:

JHB - Tanja - 076 443 0015

PE - Adelle - 067 413 4100

KATHU - Clordia - 072 153 2377

SELFSTORAGEWITHALLTHEVALUEADDED!

speedstore [SELFSTORAGE]

EXTENDYOUROPTIONSFAST

beyers naude drive honeydew 2040
p o box 463 fontainebleau 2032
tel +27 11 794 1340
fax +27 11 794 1347
e-mail sales@speedstore.co.za
website www.speedstore.co.za

COMPANY\FULLNAMES AND SURNAME: _____

VAT NO / IDENTITY NO / PASSPORT: _____

LANDLINE NO: _____ **CELLULAR NO:** _____

WORK CONTACT NO: _____ **NEXT OF KIN NAME & NO:** _____

EMAIL ADDRESS: _____

PHYSICAL ADDRESS: _____

_____ **CODE:** _____

POSTAL ADDRESS _____

_____ **CODE:** _____

DESCRIPTION OF GOODS AND APPROXIMATE VALUE: R

_____

RENTAL PERIOD: ☐ *(Tick here if the Rental Period Is Month to Month)*

START DATE: _____ ***TERMINATION DATE:*** _____

FIRST PAYMENT DUE DATE _____ ***THEREAFTER, MONTHLY ON THE*** _____ ***DAY OF EACH MONTH***

SPEEDSTORES CONTAINER:

UNIT SIZE	*MONTHLY COST (Incl. Vat)*	*QUANTITY*	*CONTAINER NUMBER*	*STORAGE UNIT NO*	*MONTHLY DEBIT AMOUNT*
Option 1 - 1.5m x 2.4m (3.6 m²)	*N/A*				
Option 2 - 3m x 2.4m (7.2m²)	*N/A*				
Option 3 - 6m x 2.4m (14.4m²)	*R 1,500.00*				
Option 4 - 12m x 2.4m (28.8m²)	*R 2,900.00*				
Carport (Cars, Trailers, Boats)	*N/A*				
Desposit Amount Paid:			*Card Payment*	*Cash #*	*EFT*

BANKING DETAILS OF LESSEE:

ACCOUNT NAME: _____

ACCOUNT NUMBER: _____

BANK: _____

BRANCH CODE: _____

SIGNATURE: X _____

THIS AGREEMENT IS SUBJECT TO THE TERMS AND CONDITIONS ON THE OVERLEAF OF THIS DOCUMENT, AS AMENDED FROM TIME TO TIME.

Ufudu Specialised Space Solutions (Pty) Ltd

Directors hr Wiggett bc Charsley pr Wiggett

PROUDLY SOUTH AFRICAN

ufudu

SELF-STORAGE TERMS AND CONDITIONS

1. Definitions

1.1. "**Agreement**" means the agreement comprised of the Schedule of Terms to which these Self-Storage Terms and Conditions are attached, together with any annexure or schedule to such documents, as amended from time to time;

1.2. "**Bank Account**" means the Banking Details of the Lessee as identified on the Schedule of Terms which may be amended from time to time on written notice to the Lessor, accompanied by a confirmation of the account from the respective banking institution;

1.3. "**Independent Appraiser**" means a person with no material personal relationship with the Parties and who has at least 3 (three) years of experience in valuation of movable property;

1.4. "**Lessee**" means the person or entity as identified as such in the Schedule of Terms and whom intends on utilising the Speedstore Container;

1.5. "**Lessor**" means Speedstore;

1.6. "**Rental**" means the Monthly Debit Amount as set out in the Schedule of Terms;

1.7. "**Reserve Price**" means the minimum selling price which the contents of the Speedstore Container may be sold for on Auction as determined in clause 6.2.2.

1.8. "**Self-Storage Terms and Conditions**" means the terms and conditions contained in this document, as amended from time to time;

1.9. "**Speedstore**" means a division of Ufudu Specialised Space Solutions (Pty) Ltd, Registration number: 2004/011336/07;

1.10. "**Speedstore Container**" means the unit which the Lessee has agreed to make use of and pay monthly instalments for the use thereof as defined in the Schedule of Terms;

1.11. "**The Parties**" means both the Lessor and Lessor, as defined, collectively and "**Party**" shall mean either one of them, as determined by the circumstances;

1.12. "**Termination Date**" means the date which the Lessee shall no longer utilise the Speedstore Container and shall remove all items from the Speedstore Container as identified in the Schedule of Terms;

Initial here

2. Conditions of Rental

2.1. The Lessor lets and the Lessee hires the Speedstore Container as indicated and identified elsewhere in this Agreement on the terms and condition as described herein.

2.2. No variation, addition to, or deletion from these terms and conditions shall be of any force or effect unless reduced to writing and signed by the Lessor and the Lessee.

2.3. Each Party acknowledges that in entering into this contract it does not rely on any statement, representation, or warranty other than those expressly set out in this Agreement.

Initial here

2.4. The Lessee will be required to pay an amount equal to two (2) months' Rental as a deposit ("the Deposit"). The Deposit will be utilised by the Lessor to cover any arrear Rental and damages which may have been incurred as at the date of the Lessee vacating the Speedstore Container only, it may not be utilised to set-off against any arrear Rental which may have accrued before such date and the Lessee may not instruct the Lessor to utilise the Deposit or a portion thereof in lieu of paying Rental.

2.5. The Deposit and the first months Rental shall be paid prior to the Lessee taking occupation of the Speedstores Container.

2.6. The Lessor's annual increase occurs on each 1 March of every succeeding year, regardless of the date of commencement of this agreement and the Rental shall increase by 8% (eight percent), or less at the discretion of The Lessor.

2.7. The Lessee is obliged to disclose a short description of the goods to be stored in the Speedstore Container. The Lessor reserves the right to request the Lessee to supply the Lessor with a complete inventory of the goods stored in the Speedstore Container, which the Lessee undertakes to complete and supply to the Lessor within seven (7) days of demand.

3. Termination- and Cancellation of Agreement

3.1. If the parties did not agree on a Termination Date at the time of entering of this Agreement, then the Lessee shall give the Lessor 30 (thirty) days' written notice (by e-mail or otherwise) of termination. If the Lessor receives the notice prior to the 15th day of the month of termination the Lessee will be invoiced up to the 15th day of such said month.

3.2. In the event that the Termination Date expires and the Lessee continues to store goods in the Speedstore Container with the express or tacit consent of Speedstore, the Parties are deemed, in the absence of a further written agreement, to have entered into a periodic agreement, on the same terms and conditions as the expired Agreement.

3.3. Should a Lessee fail to pay the monthly Rental and the Lessee's account falls into arrears for a period exceeding 30 days, the Lessor is entitled to cancel this Agreement by providing the Lessee with Seven (7) days written notice of its intention to cancel the agreement should the Lessee remain in in arrears. Upon cancellation by the Lessor, the Lessee shall have 7 days to vacate the unit.

3.4. In the event where this Agreement is terminated by the Lessee, the Lessee must remove the stored goods from the Speedstore Container(s) immediately. In the event where the stored goods are not removed as aforesaid, the Lessor shall be entitled to claim rental for the period until the goods are removed from the Speedstore Container.

3.5. This clause, together with clause 6 and clause 10 (and the associated definitions in clause 1 referred to therein) of these Terms and Conditions shall be enforceable notwithstanding the termination/ cancellation by the Lessor or the Lessee.

3.6. In the event where the Lessee cancels the Agreement at any time after signature hereof, but before moving its goods into the Speedstore Container, the Lessee shall be liable for R 300 (three hundred rand) cancellation fee, to cover the Lessors' administration costs.

Initial here

4. Conditions of Use

4.1. **The Lessee may use the Speedstore Container for storage purposes only and therefore no form of work, labour or any other activity (production, manufacturing, repairs, or the like) is allowed**. Initial here

4.2. No additional fittings or attachments will be allowed within or outside the Speedstore Container.

4.3. The Lessee agrees to leave the Speedstore Container clean and undamaged at the date of the Lessee vacating the Speedstore Container and all costs of cleaning shall be for the Lessee's account.

4.4. **The Lessee agrees that he/she/they will not store any material that might constitute a fire hazard, be explosive or unstable chemicals, have an offensive odour or be a nuisance, damage the storage facility or Speedstore Container; be a firearm or ammunition, be hazardous in any other way or; be an illegal substance or object.** Initial here

4.5. The Lessor reserves the right to call upon the Lessee to remove any items of this nature found in the Speedstore Container, failing which, The Lessor may at its discretion, remove and dispose of such materials without the consent or co-operation of the Lessee.

4.6. No goods obtained unlawfully may be stored the in the container and premises of Speedstore.

4.7. If a dispute arises between the Lessee and a third party regarding the ownership or control of the goods stored in the container, the Lessee shall remain liable for the payment of the monthly rental.

5. Payment & Security

5.1. Payment of the Rental is due monthly, **in advance**, on the first business day of each and every subsequent month in respect of which this Agreement subsists.

5.2. The Lessee may sign a debit order form authorising the Lessor to deduct the Rental amount.

5.3. Invoices and statements will only be sent electronically to the Lessee's email address as set out in the Schedule of Terms or such alternate email address as the Lessee may provide to the Lessor;

5.4. Interest on accounts overdue for more than 30 days will be charged at the rate of 2% per month.

5.5. Further, late payments will carry an R85 administration fee per week, until all outstanding payments are received;

5.6. The Lessee hereby pledges all the goods stored by it in the Speedstore Container, as at the date of default ("the Movables"), as security for payment of the Rental due in terms of this Agreement ("the Pledge"). Initial here

6. Payment & Security

6.1. The Lessor hereby irrevocably authorises, nominated and appoints Speedstore as its duly authorised agent for the purposes of taking and delivering possessions of the Movables, by any means necessary (including, but not limited to, the cutting of any locks), and pursuant to clause 5.6 herein above; Initial here

6.1.1. It is specifically recorded that the purpose of delivering such possession is to enable Speedspace to sell the Movables and prevent any further Rental being incurred, therefore mitigating the damages of the Lessee; and

6.1.2. The Lessee hereby ratifies any and all decisions and/or conduct by Speedspace in its capacity as the Lessee's agent and furthermore indemnifies Speedspace for any claim of whatsoever nature and howsoever arising, including, but not limited to, negligence.

6.2. In the event of the Lessee failing to pay any amount(s) due, which includes arrear rental and/or other damages suffered by the Lessor, in respect of the Pledge, the Lessor:

6.2.1. will have the right to sell the Movables, without a court order, by auction or private treaty, subject to the Reserve Price, as one indivisible unit;

6.2.2. It is agreed between the Lessor and the Lessee that the Reserve Price will be determined as follows;

6.2.1.1. The Lessor will instruct and an Independent Appraiser to itemise and determine the value of the unit, at the cost of the Lessee; Initial here

6.2.1.2. The valuation and itemised list ("the Report"), as prepared by the Independent Appraiser, will be sent to both Parties, the value as set out therein will be the minimum selling price for which the Lessor may sell the Movables, the Reserve Price;

6.2.1.3. The Parties shall have one week in which to dispute, in writing, the value and/or itemisation as set out in the Report, thereafter the Party shall have one (1) week from the date of the dispute to obtain a Report from an alternate Independent Appraiser, at their cost. The average value of the two Reports will be the Reserve Price. Should the Lessee fail to object timeously to the Independent Appraiser's Report they shall be deemed to have accepted that the minimum value as set out therein as the Reserve Price; Initial here

6.2.3. The proceeds of the sale will be utilised to cover the arrear Rental, Costs and any damages. The Lessee shall be liable for all the cost occasioned by the sale, such as auctioneer commission, transport, labour, etc.

6.2.4. The Lessee will be notified of the surplus, if any, such surplus will be paid into the Bank Account provided in the Schedule of Terms.

6.3. In the event of the proceeds raised through the sale of the Movables being insufficient to cover all amounts and expenses due, the Lessee will remain liable for the shortfall.

6.4. In addition to the above, the Lessor may terminate this agreement by e-mail notice (at the email address identified in the Schedule of Terms), and without prejudice to any other rights and/or remedies which may be available to it claim damages from the Lessee;

6.5. The Lessee acknowledges that his/her attention has been drawn to the provisions of this clause and that the notice periods and remedies provided for herein are fair and reasonable in all aspects. INITIAL HERE

7. **Facility Use and Access to Speedstore Container**
   7.1. The Lessee may access the premises of the Lessor during the times as set out hereunder and make use of its facilities as and when they require provided that all amounts due have been paid in full, failing which with the supervision of the Lessor's staff.
   7.2. The Lessee hereby indemnifies and holds the Lessor harmless against any claims which may result from either the Lessee, his agents or contractors, or any person brought onto the premises by the Lessee, using the premises and facilities and suffering bodily harm or death or any other damages whatsoever, howsoever arising;
   7.3. Access control will be given upon satisfactory proof of identification and issuing of a security tag with predefined access hours programmed on the tag. The tags will be issued free of charge; however additional tags can be issued at a cost of R80. Lost tags can be replaced at a cost of R85;
   7.4. Should a Lessee fail to pay the monthly costs the tag will be blocked;
   7.5. Access will be:
      7.5.1. weekdays between 07h00-19h00;
      7.5.2. Saturdays between 07h00 – 17h00;
      7.5.3. Sundays from 08h00 – 13h00;
      7.5.4. alternatively, after hour access can be arranged in advance.
   7.6. For emergency reasons all locks must be capable of being cut with a bolt cutter, but no Lessee shall be allowed to cut any lock, including its own locks for any reason whatsoever. The Lessee shall request staff assistance with lock cutting;
   7.7. The Lessee undertakes to accept the directives of the Lessor's staff on duty;

8. **Rental Speedstore Container on Site**
   8.1. The Lessee is fully liable for any damage it may cause to the property of Speedstore, including damage to the Speedstore Container.

Initial here

9. **Risk Management;**
   9.1. T**he Lessee warrants that he/she is the lawful owner or possessor of all property stored in the Speedstore Container;**
   9.2. All property stored by the Lessee is at the sole risk of the Lessee. The Lessor will make every effort to protect and secure all property belonging to the Lessee but will not be liable under any circumstances whatsoever for any damage, destruction or theft of such property, nor for any consequential damages. Should the Lessee be a legal person, the natural person signing this Agreement hereby declares that he is duly authorised to store and control access to the stored property, that he is duly authorised by the legal person to declare that the property stored belongs to the legal person, and fully indemnifies The Lessor against any claim to the contrary;

10. **Insurance & Indemnity**
   10.1. The Lessee is responsible for its own insurance arrangements in so far as the contents of the Speedstore Container is concerned.
   10.2. The Lessee hereby indemnifies the Lessor against any loss, damage or harm incurred by the Lessor, or any third party, arising out of any cause whatsoever, including negligence on the part of the Lessor.
   10.3. Any act of relaxation, indulgence or grace granted by the Lessor to the Lessee shall not operate as or be deemed to be a waiver by the Lessor of its rights hereunder or as a novation of this Agreement;
   10.4. The Lessor reserves the right to alter these Terms and Conditions at any time by posting notification that the Terms and Conditions have changed on the website and by means of email notification. The Lessee will be responsible for reviewing any such changes each time you access the website and your continued use of the Speedstore Container after the changes have been posted to the website constitutes your acceptance of the Terms and Conditions as amended by the posted changes;
   10.5. In the event that the Lessor institutes legal action or utilises the service of an attorney to correspond with the Lessee, the Lessee will be liable for the Legal costs on the scale of Attorney and own Client ("the Costs").
   10.6. The Lessee confirms its *domicilium citandi et executandi* to be at the Physical Address and Email Address as set out in the Schedule of Terms.
   10.7. If any provision of this Agreement is, for any reason, held to be invalid or unenforceable by a court of law, the other provisions of this Agreement will be unimpaired and the invalid or unenforceable provisions will be deemed modified so that it is valid and enforceable to the maximum extent permitted by law.
   10.8. **It is agreed that the onus is on the Lessee to inform the Lessor in the event where its address, contact details and Bank Account change. If the Lessee fails to receive invoices and other correspondence from the Lessor, due to the fact that the Lessor was not informed of the change in contact details, the Lessee hereby acknowledge that the Movables may be sold without notice, as provided for in clause 6 hereof.**

Initial here

Signed at _____ on this _____ day of _____ 20_____.

Witness: _____ Lessee: _____

UFUDU SPECIALISED SPACE SOLUTIONS PTY LTD

Trating as SPEEDSTORE

SELFSTORAGEWITHALLTHEVALUEADDED!
speedstore [SELFSTORAGE]
EXTENDYOUROPTIONSFAST

beyers naude drive honeydew 2040
p o box 463 fontainebleau 2032
tel +27 11 794 1340
fax +27 11 794 1347
e-mail sales@speedstore.co.za
website www.speedspace.co.za

DEBIT ORDER MANDATE FORM

A. Authority

Given by (ACCOUNT HOLDER)

Account type:		**Current**		**Savings**		**Transmission**								
Account holder's Name::														
Surname														
Tel Number														
Bank:														
Account Nr:														
Branch code:														
Address:														

Amount	R						-			

Date:														

To (BENEFICIARY DETAILS)

Name	U	F	U	D	U		S	P	E	C	I	A	L	I	S	E	D
Abbreviated Name	S	P	E	E	D	S	T	O	R	E							
Contact Number:	0	1	1		7	9	4		1	3	4	0					
Address:	P	L	O	T	9	1		B	E	Y	E	R	S	N	A	U	DE
	D	R	I	V	E		H	O	N	E	Y	D	E	W			

This signed Authority and mandate refers to our contract to our contract dated _____

I/We hereby authorise you to issue and deliver payment instructions to your Banker for collection against my/our above-mentioned account at my/our above-mentioned Bank (or any other bank or branch to which I/we may transfer my/our account) on condition that the sum of such payment instructions will never exceed my/our obligations as agreed to in the Agreement and commencing on ……..and continuing until this Authority and Mandate is terminated by me/us by giving you one calendar's month notice in writing

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fax +27 11 794 1347
e-mail sales@speedstore.co.za
website www.speedspace.co.za

The individual payment instructions so authorised to be issued must be issued and delivered monthly (on the first day of every month).

In the event that the payment day falls on a Sunday, or recognised South African public holiday, the payment day will automatically be the very next ordinary business day.

I/We understand that the withdrawals hereby authorised will be processed through a computerise system provided by the South African Banks. I also understand that details of each withdrawal will be printed on my bank statement. Such should enable me to identify the

B. Mandate

I/We acknowledge that all payment instructions issued by you shall be treated by my/our abovementioned Bank as if the instructions have been issued by me/us personally.

C. Cancellation

I/We agree that although this Authority and Mandate may be cancelled by me/us, such cancellation will not cancel the Agreement. I/We shall not be entitled to any refund of amounts which you have withdrawn while this Authority was in force, if such amounts were legally owing to you

D. Assignment

I/We acknowledge that this Authority may be ceded or assigned to a third party if the Agreement is also ceded or assigned to that third party, but in the absence of such assignment of the Agreement, this Authority and Mandate cannot be assigned to any third party.

The Agreement reference: | | | | | | | | | | | | | | |

Signed at _____on this _____day of _____

_____
SIGNATURE OF ACCOUNT HOLDER

Date: | | | | | | | | |
Day Month Year

SELFSTORAGEWITHALLTHEVALUEADDED!

speedstore [SELFSTORAGE]

EXTENDYOUROPTIONSFAST

beyers naude drive honeydew 2040
p o box 463 fontainebleau 2032
tel +27 11 794 1340
fax +27 11 794 1347
e-mail sales@speedstore.co.za
website www.speedstore.co.za

MOVING OUT FORM

Please take note of the following:

1. The Lessee will not be allowed of the storage unit unless this form has been completed in full and signed by Speedstore accounts confirming the account is not in arrears.
2. No person involved in moving goods out of a unit may enter the Speedstore property without signing in with security, and shall not enter an area of the property other than that where the Lessee's storage unit is located.
3. The Lessee takes full responsibility for the actions of any person appointed by the Lessee to assist with moving goods out of the storage units and shall be held liable for any damages to the common property, assets and/or equipment belonging to third parties.
4. Permission for the Lessee, or the Lessee's nominated agent, to have access to Speedstores property is conditional, upon compliance by the Lesse with all the Lessee's contractual obligations as against Speedstore.
5. **A duly signed copy of this document is to be given to Speedstore security at the time of moving out. Security will not allow any person to vacate a unit without this form!**

In signing this document, I/We confirm that I/We have read and agree to all the conditions above-mentioned and that I/We am in possession of Speedstores conduct rules and bound to same.

Lessee Name & Surname: _____ Statement Amount: _____

Unit No: _____ Unit Size: _____ Key to 1.5m Storage Units: _____ ***(Key to be handed to security)***

Signature Lessee _____ Signed at _____ on this _____ day of _____ 20_____

Signature SS Accounts _____ Signed at _____ on this _____ day of _____ 20_____

Signature SS Manager _____ Signed at _____ on this _____ day of _____ 20_____

VALID UNTILL: _____

FNB Electronic Stamp
2021-11-22
Reference Number:VODSY18MNJYH
To verify this letter, please keep the above reference number and customer account number on hand. Visit FNB.co.za or FNB App, select Contact us/Tools on the Menu, followed by Verify Account Confirmation/Visa Application Letter and follow the screen instructions. The Reference Number is valid for 3 months.

Date: 2021-11-22

To whom it may concern

ACCOUNT CONFIRMATION LETTER

We confirm that ***UFUDU SPECIALISED SPACE SOLUTIONS (PTY) LTD** with identification/registration number **2004/011336/07 ("the account holder")** holds the following account with First National Bank, a division of FirstRand Bank Limited ("**FNB"**):

Account Type	ENTERPRISE BUSINESS ACCOUNT	**Account Number**	62921491940
Account Status	Active Account - The account is currently open and transacting		
Branch Code	252805	**Branch Name**	INDUSTRIA, JHB 032
Swift Code	FIRNZAJJ	**Date Opened**	2021-10-25

PAYMENT REFERENCE: SURNAME & UNIT NO

FNB issues this letter at the specific request of the account holder and for informational purposes only. This letter serves only to confirm that the above information is, according to the records available to FNB, factually correct as at the date of this letter.

Accordingly, FNB provides no warranties, guarantees, assurances or undertakings of any nature in connection with the above information, the account and/or the account holder, cannot be held responsible for any reliance which may be placed on this letter.

Without limiting the above in any way:

(i) This letter does not constitute a letter of guarantee or a letter of credit.

(ii) This letter does not imply or infer in any way that FNB has reserved the funds held in the account in favour of any person, nor that FNB has placed a hold on or limited the amount available in the account. The amount available in the account may change at any time without prior notice to you; and

(iii) FNB will not be held responsible for any change in the information contained in this letter.

This letter is issued to you without any liability for FNB or its employees. You are to treat this letter as confidential.

Should you have any queries, please visit our website www.fnb.co.za or feel free to contact us on 087 736 2247.