

## Terms of agreement – Rental of storage – English version

OK MINILAGER A/S (990 626 219 MVA) NEDRE SKØYEN VEI 24, 0276 OSLO – TLF. 22654000 – [post@ok-minilager.no](mailto:post@ok-minilager.no)

### Rental period and payment

The lease is automatically renewed by 30 days at a time, counting from the start date. **Cancellation must be reported at least 14 days before a new rental period begins.** Resignation can be reported by sending an e-mail or by using the contact form at ok-minilager.no. Before moving in, the tenant must register payment through the landlord's online payment solution. 1 month of rental will then be charged. Thereafter, the rental will automatically be charged to the tenant's debit card in advance for 30 days at a time. Tenants that want to prepay for 6 or 12 months will be sent an invoice. Any extension of the agreement will be agreed before the expiration of the prepaid period. Up- or downgrading to another storage size can be fixed at any time during the rental period. An administrative fee of NOK 100 will be charged when transfer to another storage.

There are no refunds for customers who choose to move out before the contract period has expired. The lease is not considered to have ceased until the storage is completely emptied and locks are removed by the tenant. The landlord can rent out storages that are found emptied and unlocked. The tenant is obliged to empty the storage at the end of the contract. If the storage is not emptied by the lease end date, the landlord may arrange disposal at the tenant's cost. In case of missing payment, the landlord has the right to plummet and/or lock the storage without notice. In case of breach of contract, late charges and interests will be added. If the unpaid rent persists, the claim will be forwarded to collection. OK Minilager reserves the right to do a credit check of all new tenants, as well by nonpayment. **The tenant has the right of withdrawal for 7 days after the order is made. The right of withdrawal expires the same day as the start date.**

### Access

The tenant has access to the storage 24 hours a day unless else is specified. In the period that the storage is used for retention, the tenant is obliged to keep the storage locked. The landlord has permission to get access to the storage in cases of nonpayment, reparations or supervision of the area, or in cases of suspected damage or destruction.

### Usage of the storage

The storage can only be used for retention. It is not allowed to keep explosives, fire or environmentally hazardous objects, or any other damaging content in the storage. **The landlord takes no responsibility for the storage items, including supervision, monitoring and such. The landlord undertakes no liability for damage or loss of storage items.** The tenant is obliged to inform the landlord if extra heavy items will be kept in the storage. The tenant shall treat the storage and the property with caution. The tenant is not allowed to perform any permanent changes or installations inside the storage. Leaving items or garbage outside of the storage is forbidden. If there is any damage to the storage, the tenant is responsible if there is evidence that the tenant or someone in relation to the tenant has caused the damage.

**Breach of contract from tenant**

The landlord has the right to deposit the contents of the storage to an external storage unit in case of continuing nonpayment. Through this agreement, the tenant gives the landlord irrevocable power of attorney to dispose of the property in the storage if the tenant performs material breach. Such a measure will not be effectuated before the tenant is properly informed. In case of breach of lease, enforcement counts after chapter 13 in the Norwegian Enforcement Act of 26.06.1992, no. 86, when the tenant agrees that enforcement may be initiated when the rent and the agreed supplements are not paid, cf. Section 13-2, 3rd paragraph, subparagraph (a) of the Enforcement Act. Furthermore, the tenant with this accepts that enforcement may be required when the rental period has expired, cf. Enforcement Act § 13-2, 3, paragraph b).

**Other conditions**

Subletting is not allowed. Whoever enters the lease agreement with OK Minilager shall also be the owner of the contents in the storage. The landlord is not liable for force majeure. As force majeure is any obstacle that the landlord can not prevent or that maintaining the agreement will lead to such inconvenience or cost for the landlord that there is significantly disproportionate to the tenant's interest in the fulfillment of the agreement. The landlord can not be held responsible for direct or indirect loss of production, or for damage to people, items, or for damage that the unit or use of the property has inflicted a person or other consequential loss, nor damage of any kind, for any reason. The tenant is responsible for insurance of the stored items. If the storage is destroyed by fire or any other accident, the agreement terminates, and the landlord is not obliged to offer a new storage to the tenant, neither before nor after reconstruction. The landlord can cancel the agreement with one month's notice. The notice must be given in writing. Any prepaid amount will be paid refunded. If the tenant is in material breach of any obligations under the present lease, the landlord is entitled to terminate the agreement with immediate effect. The landlord is entitled to initiate price changes when the landlord finds it justified by marked conditions. A change of rent size may be done without any notice. The tenant accepts the terms of agreement by submitting the reservation form at [ok-minilager.no/reservasjon](http://ok-minilager.no/reservasjon).