

1. Object of Contract

1.1. The Lessor shall grant to the Lessee's use a Rental Space (hereinafter also: Storage Unit) in the Warehouse and the Lessee shall pay the Lessor Rent under the terms of the Contract.

2. Term of Lease Contract

2.1. The Lease Contract shall enter into force on the day agreed by the Parties. Regardless of the term of the Lease Contract, the Lessee shall have the right to use the Storage Unit not earlier than upon the receipt of the Rent on the Lessor's bank account. If the first Rent amount has not been paid by the time agreed upon in the Special Terms and Conditions or within seven days after entry into the Lease Contract when no relevant date has been specified, the Lease Contract shall be deemed to be terminated. In such an event, the Lessor shall have the right to demand a fee from the Lessee for booking the Storage Unit; the booking fee shall be equal to one month's Rent.

2.2. The Lease Contract may be termless or signed for a specific term. The term of the Lease Contract shall be established in the Special Terms and Conditions of the Contract.

2.3. The Contract shall expire upon the expiry of the term unless cancelled on ordinary or extraordinary terms earlier, also, when the Warehouse or Storage Unit is destroyed or becomes unfit for use or when the Contract expires on any other grounds. The term of the Lease Contract shall not be extended automatically and the Contract shall not be deemed to be extended if the Lessee fails to return the Rental Space to the Lessor without agreement with the Lessor. Neither Party shall be obliged to notify the other in case of the expiry of the Lease Contract entered into for a specified term.

2.4. A termless Lease Contract shall expire upon the cancellation thereof by the Lessee or Lessor. The cancellation of a termless Lease Contract shall be notified at least 15 calendar days in advance and a termless Lease Contract may only be terminated as at the last day of the paid period.

2.5. Regardless of whether a Lease Contract is entered into for a specified term or without a term, the Contract shall automatically be terminated if the Lessee fails to pay Rent as an advance payment and the deadline for the payment of Rent has been exceeded by 7 calendar days.

2.6. If the Lessee terminates the Contract before the prescribed time, the Lessee shall return/compensate to the Lessor all the discounts and concessions he/she has received compared to the price list.

3. Status of and terms for the Rental Space

3.1. Storage Units are independent compartments (with partition walls and lockable doors) in the Warehouse.

3.2. The Warehouse is heated and general lighting is provided, there is no individual lighting in the Storage Units.

3.3. A Storage Unit is lockable by the client's own padlock.

3.4. 24/7 video surveillance is provided in the Warehouse and its public rooms.

4. Rent and payment of Rent

4.1. Rental Contract for Storage Unit can be created on Taskulaod website by choosing Warehouse address, rental period, size of the Storage Unit and filling in the required data about the Lessee. Also, the Lessee is required to enter and validate a mobile phone number, which grants access to the Warehouse after receiving the confirmation of order. By clicking "Order this space" and choosing the method of payment, the Lessee will be redirected to selected website for payment. After confirmation of payment the Lessee must click on "Back to merchant". The Lessee shall receive an email with the Contract and all necessary details as soon as the payment has been received by Taskulaod.

4.2. The amount of Rent shall be agreed upon in the Special Terms and Conditions of the Contract. Payment of Rent shall be a precondition for the Lessee for using the Rental Space.

4.3. In addition to the right to use the Rental Space, the Rent shall include heating, general lighting, surveillance (incl. video surveillance) of public rooms and maintenance of public rooms.

4.4. The Rent shall be payable as an advance payment for the next month by the penultimate working day of the previous month at the latest or by a date agreed upon in the Special Terms and Conditions. The Lessor shall issue a separate invoice to the Lessee if agreed so in the Special Terms and Conditions.

4.5. The Rent can be paid via Swedbank, Luminor, LHV, Coop Internet bank or by VISA/Maestro credit card. The currency used on invoice is EUR. Companies can use invoice-based payment solution. The due date for payment by invoice is 5 calendar days. Taskulaod will use personal data in internal functions and forward personal data for payment execution to Maksekeskus AS.

4.6. Any issues in the payments shall immediately be notified to the Lessor by e-mail by describing the issue.

4.7. The Lessor shall have the right to raise the Rent by notifying the Lessee thereof in writing at least two months in advance.

4.8. The Lessor shall provide other services based on the Lessor's price list which can be viewed on the Lessor's website.

5. Granting of Storage Unit to the Lessee, and return thereof

5.1. It is presumed that the Rental Space / Storage Unit shall be used for own purposes, that is, for storing the goods/items described in clause 6 of the General Terms and Conditions, and that it shall be clean and lockable. If the Storage Unit does not meet the requirements established, the Lessee shall notify the Lessor thereof on the working day following the gaining of access to the Storage Unit at the latest.

5.2. The Lessee shall be granted access to the Warehouse and the Storage Unit by the date of commencement of the Lease Contract for the Storage Unit, but not later than in 24 hours after timely receipt of the Rent. To gain access to the Storage Unit, Taskulaod validates the mobile number entered by Lessee during the order process. The front door of the Warehouse will open by calling the number given in the confirmation email and also next to the front door of the Warehouse where the Storage Unit is located. The Lessee shall make sure he/she has a mobile phone for using the service and that it meets the requirements for the service.

5.3. The Lessor shall have the right to refuse granting the Storage Unit to the Lessee for use if the Lessee fails to pay the Rent to the Lessor in the extent and by the term specified in the Lease Contract or if a bankruptcy proceeding has been initiated against the Lessee or any other circumstance independent of the Lessor appears which hinders the delivery of the Storage Unit.

5.4. On the day after the termination of the Contract, the Lessee shall empty and clean up the Storage Unit and remove the lock from the door. The Lessee shall not leave any of his/her property in the Storage Unit or Warehouse or the territory thereof.

6. Procedure for use of the Warehouse and Rental Space / Lessee's obligations

6.1. The Lessee shall use the public areas of the Warehouse and the Storage Unit with diligence and prudently and shall follow the public order, fire safety, health protection, safety and other rules and regulations applicable to the Rental Space and his/her own activities. The Lessee shall ensure safety of movement in the Warehouse, including to avoid slipping, falling or stumbling on the objects in the Warehouse.

6.2. The Storage Unit may only be used for storing dry and odourless substances and/or objects. It shall be strictly prohibited to store substances harmful to the environment and to human health, also, highly flammable substances and liquids, weapons, narcotic substances and explosive substances in the Storage Unit and Warehouse (public rooms). It shall be prohibited to recycle, pour, dry, etc. illegal substances/liquids in the Rental Space. The load burden on the floor shall not exceed 400 kg/m².

6.3. The Lessee shall store any property at his/her own discretion, which is why the Lessor recommends not to store valuable items, art or similar objects/goods in the Storage Unit.

6.4. The Lessee declares to be the owner of all the goods stored in the Storage Unit and that the goods are legal and meet the requirements specified above.

6.5. The Lessee shall be obliged to lock the door of the Rental Space. The Lessor shall only provide the facilities for installing a padlock; the Lessee shall provide the (pad)lock.

6.6. The Lessee shall close the doors of the building both when entering and exiting the building in order to avoid access by unauthorised third persons to the Rental Spaces. It shall be strictly prohibited to place any objects between the front door or hinder the closing of the door in any other manner.

6.7. Reconstruction of the Warehouse, including attaching shelves, hanging hooks or any other storage facilities on the walls, floor and ceiling or damaging the Rental Space in any other manner shall be prohibited. The shelves used by the Lessee in the Rental Space shall be free standing and shall not bear any fixing devices.

6.8. The Lessee shall only be allowed to store his/her objects in the Storage Unit rented by him/her. Storing goods in corridors and other public rooms shall be strictly prohibited. The Lessee shall not install or store outside the Rental Space his/her trademarks, advertisements, labels, symbols, posters or any other property. It is strictly prohibited to stay overnight and to smoke in the Storage Unit. The Lessor shall have the right to remove the property stored in public rooms without giving an advance notice and to collect any related damages from the owner of such property / person who placed the property in the forbidden area. The Lessor shall not assume responsibility for the preservation of such property and shall have the right to remove such property from forbidden areas without assessing the property, and/or to dispose of the property without giving an advance notice or paying damages to anyone.

6.9. The Lessee shall not have the right to sublet the Storage Unit to any third persons. In case of doubt, the Lessor shall have the right to verify the identity of the persons moving in the Warehouse (including to demand to see personal identification documents) and/or prevent the Lessee or his/her representatives/companions from moving in the Warehouse and on the territory thereof.

6.10. Upon the expiry of the Contract, the Lessee shall vacate the Rental Space (Storage Unit) and return it on the day of the expiry of the Contract to the direct possession of the Lessor at least in the same condition as it was in when given to the Lessee, taking into account normal wear and tear.

7. Lessor's liability

7.1. The Lessor shall not assume liability for the damage to or loss or theft of the items/ goods in the Storage Unit unless caused by the Lessor deliberately. The Lessor shall not assume liability for the damage caused by the persons using a Rental Space in the Warehouse to other users of the Rental Spaces. The Lessor's liability shall be limited to the obligation to assist in identifying the person causing damage to the Lessee's property, i.e., the Lessor shall disclose, as much as possible and to the extent permitted by law, the information required for the aggrieved Lessee and/or investigation institution to identify the person causing the damage.

7.2. The Lessor shall not assume liability for any damages arising from a technical failure or due to force majeure circumstances.

7.3. The Lessee recommends the Lessee insure the value of the items stored in the Storage Unit.

8. Lessee's liability

8.1 The Lessee shall allow the Lessor to check the use of the Storage Unit according to the terms and conditions of the Contract and shall immediately notify the Lessor of any hindrances in the use of the Warehouse and/or Storage Unit and any events or acts (emergency, fire, etc.) that decrease or destroy the value of the Storage Unit, or a danger of such an event or act, applying immediate measures to prevent further damage and eliminate any adverse consequences.

8.2. The Lessee shall be obliged to grant access for the Lessor to the Storage Unit / Rental Space for performing any maintenance and repair works required. If it is not an emergency, the Lessor shall notify the Lessee of such need 3 days in advance unless agreed otherwise. In case of an emergency, the Lessor shall have the right to enter the Rental Space without notifying the Lessee in advance.

8.3. The Lessee shall ensure the preservation and protection of the access codes, and when these are lost or disclosed to any third persons, the Lessee shall immediately notify the Lessor. The Lessee shall assume liability for all persons who enter the Warehouse with the access code given to the Lessee or as companions/representatives of the Lessee.

8.4. The Lessee shall assume liability for the proper locking of the front door and/or partition doors of the Warehouse and for any damages caused by failure to do so.

9. Lessor's legal remedies for Lessee's breach of Contract

9.1. In case of failure by the Lessee to pay the Rent on time, the Lessor shall have the right to immediately deactivate the Lessee's access code(s) and/or lock the Storage Unit with his/her lock until the full payment of the debt. In case of a delay in the payment for more than 7 days, the Lease Contract shall automatically be deemed to be terminated and the Lessor shall be deemed to have applied the right of security over the items/goods located in the Storage Unit – in such an event, the Lessor shall not be obliged to send a separate warning or a notice of the application of the right of security or of extraordinary cancellation of the Contract to the Lessee. In such an event, the Lessor shall have the right to demand that the Lessee pay contractual penalty in the amount of one month's Rent.

9.2. Upon delaying with any payment obligation stipulated in the Contract, the Lessee shall pay a late interest of 0.05% on the outstanding amount for each delayed day.

9.3. In the event that the Lessee violates any other obligation besides the payment of Rent, the Lessor shall have the right to demand compensation for damages and a contractual penalty of up to one month's Rent.

9.4. The Lessor shall have the right to use his/her right of security over the Lessee's items located in the Storage Unit and/or Warehouse as defined in sections 305–307 of the Law of Obligations Act.

10. Notices between Parties

10.1. The Parties declare that all the information presented by them in the Special Terms and Conditions of the Contract are correct.

10.2. The Lessor shall send all notices, invoices and other documents to the Lessee to the e-mail address specified in the Special Terms and Conditions of the Contract. The Parties agree that any notices, invoices and other documents shall be deemed to be valid without a digital signature if sent from the e-mail address(es) specified in the Special Terms and Conditions to the other Party's e-mail address.

10.3. The Lessee shall ensure receipt of the e-mails and a notice sent to an e-mail address shall be deemed to be received on the day following the sending. The Lessee shall ensure the required data capacity and access rights on his/her e-mail account for receiving the notices.

10.4. The Lessee shall notify the Lessor of any changes in his/her contact details by e-mail.

11. Miscellaneous. Settlement of disputes

11.1. This Contract has been drawn up in two equal copies of which one shall be kept by the Lessor and the other by the Lessee. If the Contract is signed via the Internet, a copy of the Contract shall be preserved in the Lessor's information system. If the Contract is signed via the Internet, the Lessee shall observe the instructions given in the Lessor's information system. The Lessee shall be granted access to the text of the Contract with an access key (password). The Lessee shall have the right to download a copy of the Contract from the Lessor's information system.

11.2. The Lessor shall preserve the data concerning the Lessee and entered by the Lessee, as well as information on the performance of the Contract (including payments) in his/her information system. The information received shall be treated as confidential information. The Lessor shall not disclose the Lessee's personal data to any third persons without the Lessee's consent and shall use the Lessee's data for the

performance of the Contract and the exchange of the information required. In any issues not regulated in the Contract, the Parties shall follow the legislation valid in the Republic of Estonia. To avoid any misunderstandings, the Lessor declares that this Contract is not a storage contract or deposit contract as defined in the Law of Obligations Act.

11.3. Any disputes arising upon entry into, performance, amendment, supplement and termination of the Contract shall be settled by way of negotiations between the Parties. In case of failure to reach agreement, the disputes shall be settled at Harju County Court.