STOREREADY ADDENDUM

This StoreReady addendum (''StoreReady Terms'') forms part of the Australian Standard Self Storage Licence Agreement Full Terms (**Licence Agreement**) if You;

(i) have elected to take up the StoreReady option set out in the StoreReady Application Form and
(ii) have declared to Us the total value of the Goods; and
(iii) remain up to date with payment of the StoreReady Fees.

StoreReady is not a licensed financial product and is not insurance. We are not providing You with advice about StoreReady or its suitability for Your needs, objectives and financial situation. We are not an insurance company, and We are not acting as the agent of an insurance company or as Your agent.

Please take the time to read the detailed terms below, as it contains important information about StoreReady including benefits, features and exclusions. In particular, 'Exclusions and Limitations of Liability – what StoreReady does not provide for' as this includes exclusions and limitations to the StoreReady protection which apply in certain circumstances. We recommend that You seek independent advice if You are unsure about the suitability of this product.

StoreReady is optional. If you have **not** elected to take up StoreReady or where StoreReady otherwise does not apply, our liability will continue to be as set out in accordance with the Standard Self Storage Licence Agreement.

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1. When You have elected to take up the StoreReady option, the StoreReady Terms will supplement the terms and conditions of the Licence Agreement.

2. You must pay Us the StoreReady Fees in accordance with the payment periods set forth in, and no later than, the applicable due dates specified in the StoreReady Application Form.

3. In particular, the StoreReady Terms will override the Licence and will apply to the extent of any inconsistency with the Licence Agreement.

4. Under the StoreReady Terms, We agree to provide a safe and secure facility and unit for storage of the Goods, protecting them against loss or damage caused by or arising out of the following events:

   - fire,
   - lightning,
   - explosion,
   - earthquake, subterranean fire or volcanic eruption,
   - storm, wind and water,
   - bursting and/or leaking pipes,
   - ingress of water or other liquids (unless the ingress of water or other liquid is caused by a Flood),
   - aircraft or articles dropped from them,
   - moth or insect or vermin from an external cause,
   - theft, with forcible and violent entry to or from the storage facility or unit,
   - the acts of persons taking part in riot, strike or civil commotion and/or
   - impact by vehicles or railway rolling stock,

   - (collectively, the **Events**)

5. You may not store in the Space any irreplaceable Goods, such as currency, Jewellery or precious metals (e.g. gold), furs, deeds, paintings, curios, works of art, photographs, items of personal sentimental value or that are worth more than $1,000 AUD per item and $5,000 AUD in total, unless they are itemized and covered specifically by insurance.

6. It shall be Your sole responsibility to declare the full value of the Goods to Us at the time they are stored. We do not provide advice as to the value of Your Goods. Unless otherwise agreed by Us in writing, and subject to clauses 7, 8, 9, 15, 16 and 17 of the StoreReady Addendum, Our maximum liability under the StoreReady Addendum shall be limited to the lesser of:

   a) The total value of the Goods as declared by You to Us in the StoreReady Application Form; and
   b) $100,000 AUD in the aggregate.

7. Subject to clause 8, 16 and 17 of these StoreReady Terms, for any loss of or damage to the Goods relates to items in the categories listed below, our liability to You is limited as set out below:

   a) Jewellery, watches, previous stones and stamps (of any kind)
   Our liability is limited to $1,000 AUD per individual item and $5,000 AUD in total for all items in this category.

b) **Furs, fine art, perfumery, tobacco products, cigars, cigarettes, wines, beers, spirits and vaping equipment (including pods, pens, sub-ohm kits, coils, liquids/juices, disposable vapes and e-cigarettes)**
Our liability is limited to $1,000 AUD per individual item and $5,000 AUD in total for all items in this category.

c) **Electronic items**
Our total aggregate liability is limited to $50,000 AUD.

8. If You declared a total value of Your Goods that is less than the actual value of Your Goods, then in the event they are physically lost and/or damaged, Our liability to You will be limited to an amount that represents the value of the Goods, reduced in the same proportion that the value declared bears to the actual value of the Goods.

9. Under these StoreReady Terms, We have no liability to You for the first $100 AUD of the damage to the Goods caused by or arising out of the Events.

10. Where any of the Goods comprise part of a pair or set, Our liability under these StoreReady Terms will be limited to the value of the actual item(s) lost and/or damaged and not for the value of the pair or set. We will not have any liability for any item(s) forming part of a pair or set not lost and/or damaged.

11. For any liability We have for loss or damage to the Goods, We may at Our option, replace, repair or provide compensation for the value of the Goods. Where the following conditions are met, We will replace, repair and/or compensate You on a replacement as new basis:

    a) Any replacement shall not be substantially better than the original;
    b) The Goods in question were less than ten (10) years old at the time of loss and/or damage; and
    c) The Goods in question are not household linen or wearing apparel.

12. If the Goods lost or damaged are documents, our liability is limited to the reasonable costs or reprinting and/or reasonable costs of reissue and/or reconstitution including, where applicable, fresh research or exploration to obtain essential information where the value provided by You reflects these costs.

13. Full details of any losses and/or damage must be notified to Us at the time of the discovery of the loss of or damage to the Goods or at the time of removal of the Goods from the self storge facility/unit, whichever is sooner.

14. You must, upon Our request, provide Us with details of any Goods that you do not own. If you do not comply with this clause, any Goods that You do not own, Clause 4 of these StoreReady Terms would not apply to those Goods.

15. You must, upon Our request, provide Us with copies of any documents relating to the Goods, including receipts or documents proving ownership, within a reasonable time after receiving that request.

16. GSA Insurance Brokers are authorised to deal with any claims on Our behalf for any loss of or damage to the Goods and their contact details are below:

    GSA Insurance Brokers at:
    02 8274 8100 or alternatively, provide the below information to claims@gsaib.com.au

    Please make sure You have the following available when making a claim:

    a) Claim form (please request a copy from the store/GSA for completion).
    b) Application form – copy of this signed and completed addendum.
    c) Photos that show the extent of damage.
    d) Quotes to repair any damage, where possible.
    e) If items are not repairable, quotes to replace damaged items with the same/comparable item.
    f) Estimate of total cost of damage.

    If there has been a break in/theft, please ensure that this is reported to the police and a police report is issued with the claim.

17. If You knowingly provide Us with misleading, incorrect, false, fraudulent information relating to loss and/or damage to the Goods, including by exaggerating the extent of the loss and/or damage to the Goods, clause 4 of these StoreReady Terms do not apply to those Goods and the StoreReady Terms will be terminated. You will not receive any refund of the StoreReady Fees and We reserve the right to recover from You any costs and./or expenses We have incurred in dealing with the alleged loss and/or damage to the Goods.

EXCLUSIONS AND LIMITATIONS OF LIABILITY

18. Clause 4 of these StoreReady Terms does not apply to:

(a) Any items that You are not permitted to store under the Licence Agreement;

(b) Bullion;

(c) Bonds;

(d) Financial Instruments;

(e) Data Records including but not limited to where contained on memory sticks, hard drives, CD's, DVD's and the like;

(f) Money, coins, currency, deeds and securities;

(g) Motor vehicles, heavy machinery, caravans, aircraft, boats or watercraft, and motorcycles;

(h) Flammable liquids, gas, oil, petrol, LPG, fuel, corrosive chemicals, and commercial bulk consignments of dangerous goods as listed in the current Australian Dangerous Goods Code;

(i) Food or perishable items unless securely packed so they are protected from and do not attract vermin;

(j) Livestock, living creatures, plants, explosives, combustibles and/or flammables such as gas, paint, petrol, oil, cleaning solvents, compressed gasses, firearms, explosives, weapons or ammunition, chemicals, radioactive materials, biological agents, toxic waste, asbestos or other potentially hazardous substances and/or any item(s) that emit fumes or odours and/or are environmentally harmful or that are a risk to the Goods or those of others.

(k) Lithium-ion batteries exceeding a watt-hour (Wh) rating of 160 Wh unless they are built-in and cannot be removed from the otherwise permitted Goods subject to the Goods being free from visible defect or fault; portable battery chargers, power banks or any similar portable power source; more than five (5) E-Scooters, E-Bikes, E-Skateboards or any similar battery powered vehicles unless the battery has been removed and is not being stored in the facility/unit; more than ten (10) laptop computers, tablet computers, children's toys or other similar items containing built-in batteries.

(l) Any illegal item(s) or items/substances obtained illegally such as counterfeit/smuggled or unlicensed or unsafe items.

(m) Items which are unique in nature and/or where their value to You cannot be assessed on a financial basis.

19. Clause 4 of these StoreReady Terms does not apply to loss, deterioration and/or damage caused by or arising from:

a) Leakage of liquid from a receptacle or container belonging to You.

b) Any consequence of war, invasion, acts of foreign enemies, hostilities (whether war be declared or not), civil war, rebellion, revolution, insurrection or military or usurped power or confiscation or nationalization or requisition or destruction of or damage to the Goods by or under the order of any government or public or local authority.

c) Acts of terrorism.

d) Depreciation following repair or restoration of a damaged item of the Goods.

e) Your own acts.

f) Radioactive contamination, chemical, biological, bio-chemical and electromagnetic weapons.

g) Pressure waves caused by aircraft and other aerial devices travelling at sonic or supersonic speeds.

h) The use or operation, as a means for inflicting harm, of any computer, computer system, computer software program, malicious code, computer virus, computer process or any other electronic system.

i) A Communicable Disease or the fear or threat of a Communicable Disease (whether the loss, deterioration or damage is directly or indirectly originating from, caused by, arising out of, contributed to by, resulting from, or otherwise in connection with the same).

j) Flood, including flood water seeping from outside the premises, action of the sea or waves or tidal wave.

k) The discharge, dispersal, release or escape of Pollutants into or upon land, the atmosphere, or any water course or body of water.

l) Any costs or expenses incurred in the prevention, removing or nullifying or clean-up of contamination or pollution.

20. For the avoidance of doubt –

a. clauses 12(b) to 12(d) of the Licence Agreement continues to apply to these StoreReady Terms; and –

b. a material breach of these StoreReady Terms (including any breach of clause 2 of these StoreReady Terms) is a Default.

21. If a Default occurs, we may terminate either the Licence Agreement as a whole or only these StoreReady Terms;

    a. immediately, if the Default is not capable of remedy; or

    b. by written notice requiring you to remedy the Default, if the Default is capable of remedy and you fail to remedy it within fourteen (14) days after receiving that notice.

DEFINITIONS:

Unless the context requires otherwise, capitalized expressions used but not defined in this StoreReady Addendum have the meanings given to them in the Licence Agreement.

In this StoreReady Addendum, the following definitions apply:

''Communicable Disease'' means any disease which can be transmitted by means of any substance or agent from any organism to another organism where, the substance or agent includes, but is not limited to, a virus, bacterium, parasite or other organism or any variation thereof, whether deemed living or not, and the method of transmission, whether direct or indirect, includes but is not limited to, airborne transmission, bodily fluid transmission, transmission from or to any surface or object, solid, liquid or gas or between organisms, and the disease, substance or agent can cause or threaten bodily injury, illness, emotional distress, damage to human health, human welfare or property damage.

''Default' means a material breach of this Licence Agreement by You.

''Electronic Items'' means all items of consumer and commercial electronic and electrical appliances and instruments, unless we agree otherwise in writing.

''Flood'' means the covering of normally dry land by water that has escaped or been released from the normal confines of any lake, or any river, creek or other natural watercourse, whether or not altered or modified; or any reservoir, canal or dam.

''Licence Agreement'' means the terms and conditions of the Australian Standard Self Storage Licence Agreement Full Terms as amended by the StoreReady Addendum.

''Limited Liability Terms'' means the terms and conditions of the Australian Standard Self Storage Licence Agreement Full Terms without the addition of this StoreReady Addendum.

''Pollution'' means any solid, liquid, gaseous or thermal irritant or contaminant, including but not limited to smoke, vapour, soot, fumes, acids, alkalis, chemicals and waste (including material to be recycled, reconditioned or reclaimed).

''StoreReady Application Form'' means the application form to these StoreReady Terms containing details around the StoreReady protection, including (amongst other things) the declared value of Your Goods, the StoreReady Fees and the dates the StoreReady Fees are due.

''StoreReady Fees'' means a periodic fee specified in the StoreReady Application Form.

''StoreReady Terms'' means the terms and conditions of this addendum.