

GENERAL TERMS AND CONDITIONS

Effective: from 27/11/ 2025

The basic terms of the legal relationship established between the Lessor and the Tenant for the lease of storage premises are contained in the Rental Agreement, while the detailed rules are contained in these General Terms and Conditions (hereinafter: **GTC**).

1. Definitions

Lessor: the company providing the services, MiniRaktar.com Kft. (registered office: 1115 Budapest, Thallóczy Lajos utca 27., company registration number: 01-09-676497, tax number: 12280395-2-43).

Storage Unit: the area rented by the Tenant from the Lessor, which can be locked independently by the Tenant.

UTE: storage units with swing doors facing towards Jász street.

Tenant: the private or legal person reserving and finally renting a Storage Unit; Tenant takes full responsibility for any person authorised by the Tenant to use the Storage Unit in any way, as well as any person who may have access to the Storage Unit through the fault or negligence of the Tenant or for whom the Tenant is responsible.

Rental Agreement: the document signed by the parties, which regulates the basic conditions of the lease and creates a lease.

Rental fee: consideration to be paid by the Tenant for the use of the Storage Unit per Rental Period (as defined in the Rental Agreement)

Base Rental: current rent for a given storage unit for a Rental Period, as defined below, without discounts and special offers.

Deposit: equal to one month's Base Rental, which shall be paid to the Lessor by the Tenant as a security deposit at the same time as signing the Rental Agreement

Rental Period: the payment period of 28 days following the Commencement Date of the Rental Agreement as set out in section 1 of the Rental Agreement and which shall recur 28 days after the Commencement Date and then every 28th day until termination of the Rental Agreement

Rental Term: which commences on the Commencement Date of the Rental Agreement as set out in section 1 of the Rental Agreement for an indefinite period, until the termination of the Rental Agreement.

Discounts, promotions: discounts which may be given for a specified period in %.

Rental: the rental relationship established and defined by the signing of the Rental Agreement.

Rules applicable to the Rental: in summary, the Rental Agreement, these GTC, the House Rules and the legislation applicable to the lease, as well as the General Data Processing Information and Policy document (hereinafter referred to as: "Data Policy")

House Rules: the rules unilaterally established by the Lessor for the operation of the Rental Building and the Storage Units.

Stored Goods: any all objects and items that the Tenant has placed in the Storage Unit.

Commencement Date: the date of commencement of the Rental Agreement as defined therein.

Move-in Date: the day selected by the Tenant on the website on which (s)he places her/his Stored goods in the Storage Unit, which day does not necessarily coincide with the Commencement Date.

The Rental Building: the storage building exclusively owned and used by the Lessor, located at the property registered in the Land Registry under lot number 27195, Budapest XIII, found in nature in the warehouse building at 1135 Budapest, Jász. u. 45, in which the Storage Unit is located.

Common areas: common areas/rooms within the Rental Building open to tenants, in particular the loading bay, corridors and toilets.

Services: all the services that the Lessor undertakes to provide in relation to the Rental as set out in the Rental Agreement and these GTC.

Website: the website <https://www.miniraktar.com/> maintained by the Lessor.

Forbidden Items:

- Anything contaminated with radioactive or toxic substances harmful to health, including pathogens, bacteria and viruses and any waste which may contain such;
- Money, jewellery, irreplaceable movable property, securities, furs;
- Anything perishable;
- Anything obtained by unlawful means, including substances the possession of which is prohibited by law including narcotics;
- Chemicals, gases, fuels, corrosives, environmentally hazardous and biological materials;
- Explosives, fireworks, weapons and ammunition;
- Asbestos or building materials containing asbestos;
- Garden waste, rubbish;
- Construction debris;
- Batteries of any kind;
- Materials that emit odours;
- Vehicles, other than non-electric bikes;
- Things liable to spontaneous combustion, fertiliser

2. The process of concluding a rental agreement online, the Rental Agreement subletting, assignment

2.1) The registration process: the Tenant must click on the "Rent Now" option on the Website, then click on "View Units" and further click on the unit that they wish to rent, followed by choosing the Commencement Date (which cannot be more than 10 (ten) days later). In order

to prevent misuse of the Tenant's data, the Lessor sends a confirmation email to the Tenant for the Tenant to verify the email address provided to the Lessor.

The confirmation email contains a so-called email verification link, by clicking on which the Tenant finalizes her/his registration. The Tenant is only entitled to conclude the Rental Agreement after the registration is finalized. The Tenant has the option - at her/his choice - to use her/his Google account during registration. The Tenant is obliged to provide her/his own data during registration.

In case of false data provided during registration or data that can be linked to another person, any resulting electronic contract is null and void. The Lessor does not verify the data provided, the Tenant is solely responsible for the accuracy of the data provided. The Tenant bears all liability in connection with logins made with the e-mail address provided to the Lessor, the Lessor excludes liability in case the Tenant uses its services in another person's name or with the data of another person. The Lessor is not liable for any damage resulting from the Tenant forgetting her/his password or if it becomes accessible to unauthorized persons for any reason not attributable to the Lessor.

By registering, the Tenant expressly consents to the processing of the data requested by the Lessor (name, e-mail, telephone number, place of residence, mother's maiden name, date and place of birth, copy of ID card, address card number, and in the case of a legal entity their company name, registered seat, representative, company registration number, tax number, phone number and email address). Data processing is subject to Act CXII of 2011 on the right to information self-determination and freedom of information. ("Info tv."), and the provisions of Regulation 2016/679 of the European Parliament and of the Council ("GDPR") shall apply.

During the registration process the Tenant will be required to set a password for her/his user account, which (s)he may later change. The Lessor shall keep this password confidential and shall not disclose it to any unauthorized third party. The Tenant shall be fully responsible for transactions made from her/his user account. The Tenant shall be obliged to inform the Lessor immediately if (s)he suspects that her/his password is being misused or has been accessed by a third party; upon receiving such notification, the Lessor shall be entitled to block the Tenant's account and at the same time request the Tenant to change her/his password. The Lessor is not liable to the Tenant for any damage resulting from the Tenant revealing her/his password to a third party or its misuse by the Tenant or a third party. All liability for damage resulting from the provision of incorrect or false data, or the sharing of login data and/or passwords with third parties shall lie with the Tenant. The Lessor has the right to refuse an incomplete or incorrect reservation, and in case of doubt, has the right to verify the authenticity of the Tenant's data. A confirmation email will be sent by the Lessor after the Tenant's registration, in which the Lessor finalises the Tenant's registration by requiring that the Tenant click on an email verification link. If the Tenant does not click on the verification link, the Tenant's registration will be unsuccessful and (s)he will not be entitled to conclude the Rental Agreement. If the registration is not confirmed within 48 (forty-eight) hours of the confirming email with email verification link being sent to the Tenant, the Lessor will delete the registration or the temporary account created.

Until the registration is confirmed the account will have a temporary status, and will be permanently created upon verification of the email. If the Tenant has already registered on the Website, (s)he must log in on the Website before starting the rental of each new storage unit by providing her/his username and password.

The Tenant has the option to change her/his password or to request a new password in case of a forgotten password. The Tenant can request a new password by clicking the “Forgot password” button displayed during registration, after which (s)he must enter her/his registered email address in a pop-up window and the system will automatically send an email enabling the Tenant to set a new password. In this case, the Tenant will not be able to log in to her/his user account with her/his previous password after requesting a new password. After the Tenant has successfully registered and logged in, the Tenant will be able to continue with the rental process under the “View Units” menu item on the Website home page. The Tenant has the option to select a storage unit, which the system will temporarily reserve for the Tenant. The temporary reservation of the storage unit lasts until the reservation is finalized, i.e. until the Rental fee is paid by the Tenant, up to a maximum of 10 (ten) days thereafter. The temporary reservation of the storage unit does not oblige the Tenant to conclude the Rental Agreement. The Lessor creates a rental record simultaneously with the temporary reservation of the storage unit in order to be able to follow the rental process and fulfil its data provision obligation to the Lessor’s booking platform provider. If the rental process is interrupted for any reason - in particular, but not exclusively: malfunction, interruption of the internet connection, at the Tenant's own will - then after thirty (30) minutes the system will automatically release the temporarily reserved storage unit and the Rental Agreement will not be concluded. Until the reservation is finalized, i.e. until the Rental fee and Deposit are paid, the Tenant has the option to reserve another storage unit, modify the reservation in another way, or cancel the reservation.

The following step in the rental process is for the Tenant to pay to the Lessor the Rental fee and the Deposit for the first Rental Period, whereupon the Lessor is obliged to rent the Storage Unit to the Tenant. Payment is made to the Lessor by the Tenant clicking the “Payment” button, whereupon the Tenant will be redirected to the electronic payment page of Stripe Inc., through which the Tenant can fulfil his obligation to pay the Rental fee and Deposit with a debit or credit card, or with a Stripe wallet pre-loaded in the Stripe system.

Stripe operates in the EU through its subsidiary, Stripe Technology Europe, Limited (STEL), which is licensed and supervised by the Central Bank of Ireland as an electronic money institution. It is not directly supervised by the Hungarian National Bank (MNB) and is not registered with the MNB. However, its operations in the Hungarian market are subject to compliance with the PSD2 directive and anti-money laundering regulations, which are supervised by the MNB, so Stripe must cooperate with the regulatory authorities.

The reservation can be cancelled at any time before clicking the "Payment" button, without consequences. Before clicking the "Payment" button, the Lessor will present the Rental Agreement, the GTC and the House Rules, and the Data Policy to the Tenant. In order to finalize the reservation, the Tenant must accept and acknowledge the GTC, the House Rules and the Data Policy as binding on her/him. **These accepted documents form an inseparable part of the Rental Agreement, and are a prerequisite for concluding the Rental Agreement.** In case of successful payment, the Tenant's reservation becomes final and the Rental Agreement is concluded between the Tenant and the Lessor **and thereafter the Tenant is not entitled to modify her/his reservation with regard to the Storage Unit and the Commencement Date.** In case of successful payment of the Rental Fee and Deposit, the status of the Storage Unit will automatically change on the Lessor’s booking provider’s platform from “available” to “occupied”. The Lessor shall not be liable for any errors that may arise during the reservation or payment process. The Lessor shall issue an electronic invoice for the payment of the Rental

fee and Deposit via the szamlazz.hu system. The confirmation of the conclusion of the Rental Agreement and the invoice for the transaction shall be sent to the Tenant's email address within 24 (twenty-four) hours. The Lessor shall store the electronic receipts of the reservation on the Website. An electronic invoice (an "e-invoice") is an invoice that contains the invoice data in the form of electronic signals. An e-invoice can only be issued, transmitted and stored in electronic form. The Lessor issues the e-invoice based on the data provided by the Tenant automatically through an e-invoice provider (számlázz.hu, operator: KBOSS.hu Kft., tax number: 13421739-2-13, company registration number: 13-09-101824, registered office: 2000 Szentendre, Táltos u. 22/b). The e-invoices are kept by számlázz.hu at its own registered seat.

By initiating the rental process, the Tenant expressly declares that (s)he accepts the e-invoice and the transfer of her/his data to számlázz.hu. If the Tenant has mistakenly entered the Tenant data intended to be included on the invoice incorrectly and the invoice is issued with this incorrect content, the Tenant has the opportunity to request a modification of the invoice once. In view of accounting and tax obligations and deadlines, the modification request must be notified within 28 (twenty-eight) days of the invoice payment date. The Tenant can request a modification by sending an e-mail to the Lessor's customer service (judit@miniraktar.com). Within 24 (twenty four) hours of payment of the Rental fee and Deposit, the Lessor shall send the Tenant an electronic notification to the e-mail address provided during registration, confirming the Tenant's Rental, the Storage Unit number and the opening code for the Rental Building and the secure area within, as well as a link to the application controlling electronic access to the Rental Building and the secure area within, and, if applicable, the electronic lock of the Storage Unit. The Tenant shall be liable for any damage resulting from the provision of an incorrect e-mail address. The Tenant can view the opening code for the Rental Building and the secure area within on the Website after logging in.

Regardless of the notification, the Tenant has the opportunity to check the validity of her/his reservation at any time via the Website. If the Tenant's data recorded by the Lessor changes, (s)he is obliged to notify the Lessor of the change of data immediately by sending an email to the Lessor's e-mail address specified in Section 1. of the Rental Agreement. If the Tenant fails to do so, (s)he shall be liable without limitation for any resulting damages.

If the Tenant does not receive the confirmation notification within 24 (twenty-four) hours of payment the Tenant should immediately contact the Lessor's Customer Service (+36 12793000, during working hours), which will immediately seek to remedy the problem.

The Lessor rents out individual storage units in the Rental Building. The Rental Building has automated access, and is not permanently attended. The images displayed on the Website are only for illustration purposes from which the actual Storage Units may differ. The prices of the Storage Units include Value Added Tax and are in Hungarian forints.

2.2) Electronic conclusion of the Rental Agreement and electronic signature

The Tenant expressly consents to the Rental Agreement and any other legal declarations related to the Rental being concluded and made by electronic means.

The Parties agree that the Rental Agreement may be validly concluded by using the electronic contracting and electronic signature solutions applied by the Lessor, including in particular electronic acceptance through the Storeganise system and electronic

signature using the e-Szignó system. A Rental Agreement concluded or signed in such manner shall qualify as a private document with full probative force between the Parties and shall have the same legal effect as a paper-based agreement signed by hand.

The Tenant accepts that the electronically concluded or signed Rental Agreement and any related documents shall be delivered to the Tenant in electronic form and stored electronically. The Tenant waives the right to later challenge the validity, authenticity, or evidentiary value of the Rental Agreement on the grounds of the electronic signature or the electronic form.

The Tenant acknowledges that electronic signature using the e-Szignó system operated by Microsec is carried out under the Lessor's subscription and upon initiation by the Lessor, and does not require the Tenant to register separately, create a user account, or download any application with the electronic signature service provider. The Rental Agreement is made available to the Tenant for electronic signature by means of a unique, personalised electronic link, and the electronic signature is generated using the Tenant's personal data provided during the booking and registration process, with the Tenant's identity being verified at the time of signing.

For the avoidance of doubt, the conclusion of the Rental Agreement through any one of the electronic contracting or electronic signature solutions applied by the Lessor shall be sufficient for the valid creation of the Rental Agreement

2.3) The Lessor leases to the Tenant the Storage Unit specified in the Rental Agreement, suitable for the storage of Stored Goods, subject to the basic conditions specified herein. The detailed rules of the Rental are contained in this GTC, which forms an integral part of the Rental Agreement.

2.4) The Rental shall continue from the Commencement Date specified in the Rental Agreement until the termination of the Rental in any way. The Tenant is obliged to pay the Rental fee during the existence of the Rental. After the termination of the Rental Agreement, the Tenant is obliged to pay a daily usage fee of twice the Rental fee until the Storage Unit is vacated and cleaned and returned to the Lessor's possession, as detailed in section 7.7.

2.5) During the term of the Rental, the Lessor shall provide certain services to the Tenant, while the Parties shall have the rights and obligations specified in the rules governing the Rental.

2.6) The Tenant may not sublet, transfer or assign the use of the Storage Unit. In the event of any breach of this provision, the Lessor may terminate the Rental with immediate effect by giving notice of termination and the Tenant shall be liable for any and all damages, howsoever arising.

2.7) The basic terms and conditions of the Rental, as set out in the Rental Agreement, may only be amended in writing. The Lessor is entitled to unilaterally amend the GTC and the House Rules, as well as the Data Policy which shall be posted in the Rental Building in the loading bay area, and sent to the current Tenants by email indicating the date on which the amendments

shall take effect. If the Tenant does not agree with the modification, (s)he shall be entitled to terminate the Rental by notice of extraordinary termination within 28 (twenty eight) days of the date of posting and emailing of the modification, but in this case, (s)he shall not be entitled to claim from the Lessor any compensation or costs incurred by the termination of the Rental Agreement.

2.8) Placing Forbidden Items in the Storage Units is considered a serious breach of the Rental Agreement and the Lessor may terminate the Rental Agreement with immediate effect, take the necessary actions to remedy the breach, including entering the Storage Unit, removing and destroying the Items without notifying the Tenant, and if applicable notifying the competent authorities. The costs incurred by such necessary emergency steps shall be borne by the Tenant and the Lessor shall not be liable for any damage that may occur, including any damage to the Stored Goods in the Storage Unit. If the Tenant causes damage to a third party by placing the Forbidden Items in the Storage Unit, the Tenant is liable for such damage and the Lessor shall not be liable to third parties for such damage. **In case of storage of Forbidden Items, the Lessor may demand three times the otherwise payable Rental fee from the Tenant as a penalty, if it can be clarified how long the Forbidden Items were stored in the Storage Unit. If this period cannot be determined, the Lessor is entitled to demand a penalty equivalent to three times the Base Rental from the Tenant for the period since the Commencement Date, which is payable within three days of the date of the notice.**

3. Rules for the use of the Storage Unit

3.1) From the Commencement Date, the Tenant shall have exclusive use of the Storage Unit. The Tenant may only take possession of the Storage Unit once the Rental Agreement has been signed, but not earlier than the Commencement Date of the Rental and provided that the first Rental Period Rental fee and Deposit have been paid.

3.2) If the Commencement Date and the signing of the Rental Agreement and GTC fall on the same day, the transfer of possession of the Storage Unit to the Tenant shall be deemed to have taken place. If for reasons beyond its control the Lessor is unable to release the Storage Unit to the Tenant on the Commencement Date, it may offer another similar storage unit under similar conditions. If the Tenant does not accept this, the Rental Agreement is terminated, and the Parties are released from their obligations.

3.3) The Storage Unit shall be in an unlocked state on the Commencement Date, on which date the Tenant is entitled to install a padlock and place her/his Stored Goods there. In case of units with electronic locks, the Tenant may use the electronic lock in place of a padlock. The Tenant shall be responsible to purchase a padlock at her/his own expense. In case the Tenant fails to lock the Storage Unit at any time, the Lessor shall not be liable in any way for any damage resulting therefrom. If the keys to the lock are lost by the Tenant and/or if it becomes necessary to cut the lock, this can only be done by the Lessor, based on the recording of minutes and at the Tenant's expense.

3.4) To enter the Rental Building and the secure area within, the Tenant shall download the Secure Digital Storage Application (the "Application"). During the term of the Rental, in order to gain access to the Rental Building and the secure area within that includes the Storage Unit,

the Lessor shall provide the Tenant with an access code through the Application, which code will be automatically revoked in the event of termination of the Rental Agreement for any reason.

The Lessor shall not be liable for any and all damage incurred in the event of Application and or the access code falling into the possession or knowledge of third parties, in the event of which the Tenant shall immediately notify the Lessor thereof, and the Lessor shall invalidate the access code as soon as possible.

3.5) The Lessor shall not be liable in any way if the Tenant has granted access to the Storage Unit to any other person, whether or not listed in the Rental Agreement, or if outsiders gain access to the Storage Unit as a result of the Tenant losing the padlock key or losing control of their mobile phone and with it the Application giving electronic access to the Rental Building and the secure area within and or the Storage Unit.

3.6) The Tenant is obliged to use the Rental Building and the secure area within that includes the Storage Unit with the greatest care, especially in the case of driving, unloading and loading, packing and closing and opening the Storage Unit. The area outside of the Rental Building that includes the Storage Unit can be used for parking, except for the white hatched no parking zones. The Lessor is entitled to have illegally parked vehicles removed at the Tenant's expense. The Lessor is not responsible for any resulting damage.

3.7) The Tenant may not use electrical equipment in the Storage Unit, nor may they be connected to an electrical source. Any breach of this provision shall result in the immediate and extraordinary termination of the Rental Agreement, except in the case of UTEs, which have metered electricity and for which the Tenants thereof are liable for their own electricity consumption, and in respect of which those Tenants must sign a separate agreement regarding the transmission of electricity via a private line.

3.8) The Tenant may only use the Storage Unit for its intended purpose, for the storage of Stored Goods. The Tenant may not carry out any service, commercial or economic and business activities, including the production, repair or maintenance of any materials, goods, chattels, or any technical activities, or other activities that require continuous presence except where the Rental Agreement contains an authorization in this regard.

3.9) Prohibition of sleeping and habitation

The Tenant may only use the Storage Unit for its intended purpose, for the storage of Stored Goods. The Tenant is expressly prohibited from using, or allowing any person to use, the Storage Unit and or any part of the Rental Building and the secure area within as living accommodation, for habitation, or for any overnight stay, including but not limited to sleeping or resting in the Storage Unit.

In particular, the following are prohibited in the Storage Unit and anywhere in the Rental Building and the secure area within:

- a) sleeping or remaining overnight,
- b) residing or staying for prolonged periods,

- c) placing or using beds, mattresses, sleeping bags, tents, or similar items for the purpose of sleeping,
- d) cooking, heating, or use of any open flame or heating device.

Any breach of this section shall be considered a serious breach of the Rental Agreement and these GTC and may result an immediate and extraordinary termination of the Rental Agreement and the Tenant being required to leave the Rental Building and the secure area within immediately.

3.10) The Tenant may not make any alterations to or change or damage the Storage Unit. The Tenant declares that (s)he complies with the weight limit for the building per square meter as regulated in the House Rules. If the Tenant fails to do so, (s)he shall be liable for the full cost of repairing any damage caused by exceeding the weight limit.

3.11) The Tenant is obliged to place her or his Stored Goods in such a way that the lockability and ventilation of the Storage Unit and the walls within are ensured, and (s)he shall not leave any Stored Goods in the storage in front of, on the top of or outside the Storage Unit. The Lessor does not assume any responsibility for the Stored Goods left outside the Storage Unit and may remove or destroy them upon detection. If it can be established that the Tenant left the movable property there, the Lessor may require the Tenant to remove the Stored Goods, failing which the Lessor may destroy them within 8 (eight) days and recover any associated costs from the Tenant.

3.12) The Tenant is obliged to provide the Lessor with access to the Storage Unit at a time agreed in advance, for the purpose of inspection and for the duration of any maintenance and repair work to be carried out.

4. Providing alternative storage unit

4.1) The Tenant acknowledges that if the Lessor deems it necessary to repair, maintain or modify the Rental Building, whereby it would be disproportionately difficult to ensure the proper use of the Storage Unit by the Tenant, the Lessor shall provide the Tenant with another storage unit in the Rental Building. In this case, the Lessor shall provide the Tenant with another storage unit of similar characteristics, either temporarily or permanently.

4.2) The Lessor shall notify the Tenant of the need to relocate to the alternative storage unit, providing a 10 (ten) day period for the Tenant to view the alternative storage unit and at the same time declare her or his acceptance or rejection thereof. If the Tenant declares within this period that (s)he does not accept the alternative storage unit offered as a replacement, the Rental Agreement shall be terminated on the last day of the current Rental Period and the Tenant shall remove his Stored Goods and return the Storage Unit to the Lessor in an emptied, clean condition.

If the Tenant does not make a statement of acceptance of the alternative storage unit within the 10 (ten) days period, it shall be considered that (s)he has terminated the Rental Agreement and the Rental shall terminate on the last day of the current Rental Period and the Lessor may proceed with the eviction of the Tenant and emptying of the Storage Unit and claim the Rental fee in accordance with the provisions of the Rental Agreement and the GTC.

4.3) If the Tenant accepts the alternative storage unit, the Stored Goods shall be transferred at the date agreed with the Lessor. The Lessor provides the means of transport necessary (trolley).

4.4) The Tenant acknowledges that if the Tenant is moved from the requested storage unit to a larger storage unit due to a lack of space and therefore pays the Rental fee for less sqm than the actual floor area of the Storage Unit (s)he is renting, as soon as a smaller storage unit of suitable size becomes available, the Tenant is obliged to move with the help of the Lessor within 3 (three) days of the Lessor's notice thereof. If the Tenant does not comply with this obligation, (s)he is obliged to pay the Rent based on the actual floor area of the Storage Unit (i.e. with larger area) rented by her/him thereafter.

4.5) The provisions of the Rental Agreement or any amendment thereto or the GTC and House Rules, as well as the Data Policy shall also apply to the alternative Storage Unit.

5. Opening the Storage Unit if necessary

5.1) If necessary, the Lessor may remove the padlock/lock placed by the Tenant from the Storage Unit, open the Storage Unit and stay in it for as long as it deems necessary. This is considered necessary if the Storage Unit, the Rental Building, the Tenant's or other tenants' or third party's movable property are at risk of damage, or it is essential for urgent maintenance and or repair work. The Lessor may act in this way if it realizes that the Stored Goods placed in the Storage Unit endanger the Rental Building or the Stored Goods of other tenants or detects Forbidden Items in her/his Storage Unit, or the Tenant causes damage with her/his Stored goods placed therein.

5.2) In this case, the Lessor shall notify the Tenant as soon as possible of the opening of the Storage Unit, the reason for it and the actions taken by it, as well as the actions expected of the Tenant. If the Tenant does not cooperate with the Lessor, the Lessor may terminate the Rental Agreement with immediate effect, with extraordinary notice, and the provisions applicable in the event of termination shall apply.

6. The Rental fee and Deposit, penalty clause

6.1) The primary method of payment of the Rental fee and any other amounts due under the Rental Agreement is electronic payment via the Lessor's designated online payment system operated by Stripe. Exceptionally, payment by bank transfer is available only to business Tenants, upon prior written approval of the Lessor, in accordance with the Rental Agreement.

6.2) The Tenant is obliged to pay the Rental fee in the amount specified in and in accordance with the Rental Agreement; failure to pay the Rental fee by the date due is considered a serious breach of the Rental Agreement, and the Lessor is entitled to terminate the Rental Agreement; the sequence for termination: in case of late payment, the Lessor shall notify the Tenant thereof by email, and in case the payment has not been received within 8 (eight) days of such notification, the Lessor shall have the right to terminate the Rental Agreement 8 (eight) days later with immediate effect. The demand letter sent by email is considered a notification capable of giving rise to legal effect.

a) Every 28 (twenty-eight) days the Lessor will seek to collect payment of the Rental fee from the Tenant; if payment cannot be collected by the Lessor from the Tenant, the Tenant will have failed to honour her/his payment obligation and the Lessor is entitled to close the Storage Unit and to charge a penalty fee of the Rental fee due plus double the current central bank base interest rate applied thereon in addition to the Rental fee – until the Rental fee and the late payment penalty have been received in full by the Lessor (default interest);

b) If the Rental fee due by the Tenant has remained unpaid for at least 8 (eight) days, the Tenant shall be liable for a late payment penalty fee to the the Lessor of 20% of the Rental fee, in addition to 'a' above;

c) If the Tenant does not pay the due Rental fee **and any other payment obligations** on time and in full, (s)he will lose any discounts previously applied, and (s)he is obliged to pay the Rental fee and other costs starting from and throughout the period of the delay;

d) in case the Lessor has been unable to collect the Rental fee from the Tenant, the Lessor shall notify the Tenant accordingly by email or via post and shall be entitled to charge the Tenant an administration fee of 10% + VAT of the Rental fee for each such notification.

6.3) The Tenant shall pay the Lessor the Deposit equal to the Base rental at the same time as signing the Rental Agreement. The Lessor shall be entitled to use the Deposit amount to settle any debt of the Tenant to the Lessor howsoever arising under the Rental Agreement without prior notice to the Tenant. If the Deposit is insufficient to cover the Tenat's entire debt, it shall be used firstly to settle costs, then to settle interest and finally to settle the principal debt.

The Lessor shall not pay interest to the Tenant on the Deposit.

The Lessor shall notify the Tenant of the use of the Deposit (in whole or in part) and shall call upon the Tenant to replenish the Deposit to the applicable amount within 8 (eight) days of receipt of the notification. Failure by the Tenant to supplement the Deposit within the above deadline shall be considered a serious breach of contract.

The Deposit shall be refunded to the Tenant by the 15th (fifteenth) day of the month following the termination of the Rental Agreement, provided that the Storage Unit is returned to the Lessor in accordance with the Rental Agreement and these GTC, and the Tenant has fulfilled all of her/his payment obligations.

6.4) In the event of a serious breach of the Lease Agreement or this GTC by Tenant, the Tenant is obliged to pay the Lessor a penalty equal to the amount of the Deposit, which the Lessor is entitled to include in the amount of the Deposit without separate notice (penalty clause).

For the purposes of this section, the following shall be considered a material breach of contract, in particular, but not exclusively:

a) use of the Storage Unit, the Rental Building, or the secure area within for sleeping, habitation, or any overnight stay,

b) use of the Storage Unit for purposes other than the storage of Stored Goods,

c) any activity requiring continuous presence in the Storage Unit or the Rental Building,

d) any conduct creating a safety, fire, or security risk.

The Lessor is entitled to the penalty, in addition to all claims arising from the Tenant's breach of contract (e.g. any costs, damages, cleaning costs, administrative costs, legal costs, fines or other expenses).

For the avoidance of doubt, in cases of unauthorised habitation or overnight stay, the Tenant is obliged to pay a penalty, which will be included in the Deposit, therefore the Tenant shall not be entitled to any refund of the Deposit.

6.5) The Lessor may increase the Rental fee if the Tenant does not fulfil her/his payment obligations. If the Rental fee is to be increased under the above conditions, the Lessor shall notify the Tenant in writing by email. If the Tenant does not accept it and notifies the Lessor, the Rental Agreement shall be terminated on the last day of unpaid Rental Period (or immediately if the Rental fee is in arrears) of the Rental Agreement and the Parties shall apply the rules applicable to termination.

6.6) If the Tenant has not objected within 10 (ten) days of receipt of the Lessor's notice of the increase in the Rental fee, it shall be deemed to have been accepted by the Tenant and this new Rental fee shall apply on the first day of the following Rental Period following the 10th (tenth) day after the date of the date of the notice to the Tenant.

6.7) Invoicing will take place following payment. The Rental fee for the first Rental Period shall be due on the day of signing the Rental Agreement, by debit or credit card payment in advance. From the 28th (twenty eighth) day following the first Rental payment and every 28 (twenty eight) days thereafter until termination, the Tenant shall pay the Rental fee within 8 (eight) days from the date such payment becomes due, following receipt of which the Lessor shall issue an invoice therefor.

6.8) The Tenant shall pay the Rental fee due so that it is credited to the Lessor's account no later than the due date.

6.9) When paying the Rental fee, the serial number of the invoice issued to the Tenant shall always be indicated (e.g. M-2025/0000). The consequences and costs of any late entry in the accounts or late payment notices resulting from failure to do so shall be borne by the Tenant.

6.10) If, due to an administrative error, the area of the Storage Unit deviates from the area specified from the Rental Agreement by less than 10%, the Rental fee shall not be subject to modification.

6.11) Also for the period of the closure of the Storage Unit due to the Tenant's conduct and until its forced vacating by the Lessor, the Tenant shall pay the Rental fee or, if the Rental has been terminated, the daily rental fee of twice the Base Rent for such period.

6.12) After the payment of the Tenant's debt, the Lessor shall open the Storage Unit within 120 (one hundred and twenty) hours, thus terminating the closure of the Storage Unit. The Tenant shall not be entitled to any compensation as a result of such closure.

7. Termination of the Rental

7.1) The Rental Agreement may be terminated by either Party with written notice sent by email or posted letter to the other party at the addresses recorded in the Rental Agreement, with a 28 (twenty eight) day notice period and the Rental shall terminate at the end of such notice period. The Rental Agreement may be terminated by mutual written agreement between the Parties or by extraordinary notice. In case of termination the Tenant's right to use the Storage Unit shall end and the rules applicable to the Rental shall apply. Extraordinarily, only in the first Rental Period, the Tenant may terminate the Rental 14 (fourteen) days prior to the expiry of the first Rental Period.

A Tenant who is a private person shall be considered as a consumer according to Section 8:1. (1) Paragraph 3 of Act V of 2013 on the Civil Code (hereinafter referred to as the "Civil Code"), so in the case of concluding a contract via the www.miniraktar.com website, the Rental Agreement is considered a distance contract according to Government Decree 45/2014. (II. 26.) on the detailed rules of contracts between consumers and businesses (hereinafter referred to as the "Government Decree"). Such a consumer Tenant is thus entitled to the right of withdrawal or termination without giving any reason as follows:

According to Section 20 of the Government Decree, in the case of an agreement concluded outside business premises and between distant parties, which is for the provision of a service (in this case a rental agreement), according to Government Decree § 13 or § 19, and in which case the performance shall have commenced, the consumer Tenant shall have the right to terminate the Rental Agreement without giving any reason within 14 (fourteen) days from the date of conclusion of the Rental Agreement.

The consumer Tenant may exercise her/his right of termination provided for in the preceding paragraph by using the declaration template in Annex 1, or by means of a clear statement to this effect.

The declaration must be sent to the Lessor by registered delivery post to: 1115 Budapest, Thallóczy Lajos u. 27.

The termination shall be deemed to have taken effect within the specified deadline if the consumer Tenant sends her/his declaration before the expiry of the deadline specified above. The consumer Tenant shall be responsible for proving that (s)he has exercised the right of termination in accordance with Government Decree. If, in the case referred to in Section 19 of the Government Decree, the consumer Tenant terminates the Rental Agreement concluded outside the business premises or between absent persons after the commencement of performance, (s)he is obliged to pay to the Lessor a fee proportional to the service provided up to the date of notification of the termination.

The Lessor shall refund the amount due to the consumer Tenant in the same manner as the payment method used by the consumer Tenant immediately, but no later than 14 (fourteen) days from the date of receipt of the notice of withdrawal. With the consent of the consumer Tenant, the Lessor may use another payment method for the refund, but the consumer Tenant may not be charged any additional fees as a result.

7.2) The Lessor may terminate the Rental with extraordinary notice in the event of a serious breach of contract by the Tenant, if the Tenant fails to remedy such breach within 8 (eight) days of the deadline specified in the written notice of the Lessor. The Lessor may terminate the Rental

with an extraordinary notice with immediate effect if it protects the Lessor or other Tenants, or an external third party from any damage.

7.3) The Tenant may terminate the Rental with extraordinary notice if the Lessor unlawfully closes the Storage Unit and/or does not allow her/him to enter the Storage Unit and/or the Rental Building or the secure area within.

7.4) The Lessor also has the right of extraordinary termination if the breach of contract behaviour is not considered serious, but the prescribed or intended use by the Tenant is not permanently ensured and the Tenant does not remedy it within 8 (eight) days of the Lessor's notice thereof.

7.5) At the end of the Rental, the Tenant is obliged to return the Storage Unit to the Lessor in an unlocked condition, empty and clean, in a state corresponding to the condition at the time of taking possession, taking into account natural wear and tear. If the Tenant does not return the Storage Unit to the Lessor in the condition described above, the Lessor shall immediately remove any waste, rubbish and any Stored Goods left behind, and the Tenant shall reimburse all costs thereby incurred in this connection. The Tenant shall also be liable for any charges for the removal of rubbish, waste and abandoned Stored Goods.

7.6) The Tenant is obliged to indicate the vacating of the Storage Unit to the Lessor even if it takes place on or before the termination date of the Rental and the Tenant has no arrears to the Lessor.

7.7) In case of the termination of the Rental in any way and the Storage Unit is not vacated on time, the Tenant is obliged to pay a daily usage fee for the Storage Unit of twice the Base Rental, as long as the Stored Goods are in the Storage Unit. In the event of termination of the Rental, the Lessor may immediately empty the Storage Unit at its choice. If the Storage Unit must be vacated and cleaned by the Lessor due to the Tenant's breach of contract, the Tenant shall pay a usage fee of 1/28th (one twenty eighth) of twice the Base Rental /day + VAT for the duration of such period as the Stored Goods are stored by the Lessor. In addition, the Lessor may demand compensation for its damages and costs that may arise - as detailed in section 12.5), without claiming to be exhaustive. The Lessor expressly draws the Tenant's attention to the fact that in these cases it does not assume any liability for the Tenant's Stored Goods and expressly excludes its liability. Furthermore, in this case, the Lessor shall notify the Tenant in writing to remove the Stored Goods, and if the Tenant fails to remove the Stored Goods within 15 (fifteen) days of receipt of the notification, this shall be deemed as an abandonment of the ownership of the Store Goods, and the Lessor shall be entitled to sell them or, if they are worthless and unsaleable, to dispose of them in a landfill at the Tenant's cost.

8. The Lessor's rights and obligations

8.1) The Lessor is obliged to ensure the exclusive use of the Storage Unit during the term of the Rental and the services necessary for access to the Rental Building and the secure area within (e.g. provision of an electronic access code and use of the Application), and in case of a fault to start its repair within 120 (one hundred and twenty) hours, but is not liable to the Tenant for damages for the lack or limitation of use during the period of the fault.

8.2) The Lessor does not control the temperature of the Rental Building, which changes according to the current weather conditions. The Lessor shall endeavour to ensure that the temperature in the Rental Building does not fall below 5 (five) degrees Celsius. The Tenant is obliged to place his Stored Goods taking all of this into account, i.e. he may only place Stored Goods that can withstand the weather conditions. The Lessor does not assume responsibility for compensation for possible damages resulting from temperature fluctuations, even if the temperature in the Rental Building falls below 5 (five) degrees Celsius or unusual heat develops.

8.3) According to the Lessor's choice, it ensures the security of the Rental Building and the secure area within that includes the Storage Unit with a recorded camera system and an intrusion alarm at the main entrance, corridors and loading bay as well as in the UTEs.

8.4) The Lessor undertakes to notify the Tenant by email or via post in the cases specified in the Rental Agreement and the GTC, as well as in other necessary cases.

8.5) The Lessor has the right to determine whether the Stored Goods placed by the Tenant are classified as Forbidden Items or whether they pose a threat to the Lessor or third parties, or to the safety of life and property.

9. Tenant's rights and obligations

9.1) The Tenant is obliged to fulfil the payment obligations of the Rent and all related obligations arising from the Rental and this GTC

9.2) The Tenant is obliged to use the Storage Unit for its intended purpose in accordance with the rules applicable to the Rental Agreement, this GTC and the House Rules. When using the Storage Unit, (s)he shall act in such a way as to avoid causing damage or endangering the safety of life and property. (S)he shall be liable for any damage arising from her/his failure to do so.

9.3) The Tenant is obliged to behave in a civilized and respectful manner towards everyone in the entire area of the Rental Building, and also to instruct any third parties entering the Rental Building area with or through her/him to behave in the same manner. Any breach of this obligation shall constitute a serious breach of contract by the Tenant in which case the Lessor shall be entitled to terminate the Rental Agreement with immediate effect in accordance with Section 7.2.

9.4) The Tenant is obliged to cooperate with the Lessor, i.e. to receive the notifications, give the necessary declarations and take the necessary steps within the specified time.

9.5) The Tenant is obliged to notify the Lessor immediately of a change in address, registered office, or billing address. The Lessor is not responsible for damages resulting from incomplete or failed notification.

10. The Lessor's responsibility

10.1) The Lessor assumes no responsibility for damage in the following cases:

- in all cases where the damage occurred due to circumstances beyond his control, including e.g. force majeure or criminal damage caused by other Tenants or external third parties;
- if the damage is caused by the conduct of the Tenant, or another person belonging to his sphere of interest, or the person who enters the secure area within the Rental Building together with the Tenant and at the same time as her/him (whether or not a guest of or whether or not known to the Tenant), or the damage resulting from the breach of the rules applicable to the Rental;
- in relation to the Storage Unit, for damages caused by necessary actions due to the acts or omissions of the Tenant;
- for the temporary unusable condition of the equipment provided by the Lessor (e.g. trolleys, electronic locks, etc.);
- also in all cases in which the Rental Agreement, these GTC or legislation excludes the Lessor's responsibility.

10.2) If an event occurs which would give rise to liability for damages on the part of the Lessor, the Tenant is obliged to inform the Lessor immediately, but not later than 24 (twenty-four) hours after becoming aware of it or on the next working day. In the event of failure to provide information within the above deadline, the Lessor shall be exempt from liability.

10.3) If it can be determined that the Lessor is responsible for the damage that has occurred, it is liable up to the amount of the Rental fee calculated for the given Rental Period, but within that limit up to a maximum value of HUF 100,000. The Tenant is obliged to place the Stored Goods in the Storage Unit taking into account these compensation rates.

10.4) The Lessor undertakes, however, to take out insurance for the Rental Building and to maintain it continuously during the Rental Period. This insurance shall be adequate to cover the liability of the Lessor for damages arising from its civil liability and under these GTC. However, the insurance taken out by the Lessor does not cover Stored Goods stored by the Tenant in the Storage Unit (movable property insurance).

11. Tenant's responsibility

11.1) The Tenant is responsible for the following damages:

- in case of violation of the rules regarding the Rental, the Tenant is obliged to pay all damages and incurred costs to the Lessor;
- for damages and costs incurred due to the unauthorised use of the Tenant's unique building access code and the Application;
- for all damages caused to third parties;
- **the Tenant is fully responsible for the actions of any person (guest or not, known or unknown by the Tenant) who enters Rental Building and or the secure area within the Rental Building through the gate together with the Tenant and at the same time as the Tenant when the Tenant enters the Rental Building and or the secure area within the Rental Building and for any person who has been given the Tenant's unique access code, and for any damage caused by these persons to the Lessor and/or third parties.**

- if the authorities take action against the Lessor and apply sanctions due to the Tenant's activities;
- also in all cases where his responsibility is established by the Rental Agreement, these GTC and House Rules or legislation.

11.2) The Tenant places his Stored Goods in the Storage Unit with the knowledge that (s)he is obliged to bear all risks related to the Stored Goods, because the Lessor does not insure them and undertakes no obligation to directly protect the Stored Goods. Therefore, the Tenant acknowledges that (s)he bears the entire risk in connection with the safekeeping and protection of the Stored Goods.

11.3) The Tenant is responsible to insure the Stored Goods until termination of the Rental Agreement.

12. The Lessor's right of mortgage

12.1) The Tenant acknowledges that the Lessor has a right of mortgage on all the Stored Goods in the Storage Unit, if its claim for the Rental fee or any other claim against the Tenant arising from the Rental Agreement (penalty, notice fee, eviction costs, cleaning costs, etc.) and the Tenant did not pay to the Lessor within the payment deadline, or the Rental between the parties was terminated, but the Tenant's Stored Goods were not removed, as a result of which the Lessor's demand for the usage fee (defined in section 7.7.) - in accordance with the provisions of these GTC, or any other claim against the Tenant arising from the Rental Agreement (penalty, notice fee, eviction costs, cleaning costs, etc.) arises.

12.2) In case the Tenant places the movable goods of another person in the Storage Unit, either in return for consideration or as a favour, (s)he is obliged to inform her/him that the Lessor has a mortgage on the Stored Goods placed in the Storage Unit up to the amount of any overdue Rental fee and other charges (penalty, notice fee, eviction costs, cleaning costs, etc.) and that such goods must be insured.

12.3) In the event of a mortgage as described above, the Lessor has the right to prevent the Tenant from opening the Storage Unit, either by installing another lock and/or blocking the Tenant's access to the Rental Building and the secure area within.

12.4) The Lessor informs the Tenant in its notice sent by email for the payment of any arrears of Rental fee, which contains an additional deadline of 8 (eight) days, that the Lessor can enforce its mortgage on all the Stored Goods in the Storage Unit, as security for all its claims against the Tenant.

12.5) In case the Tenant does not pay the arrears even within this additional deadline, or in the event of the termination of the Rental - in addition to the payment of the arrears of the Rental fee and/or usage fee, penalty, notice fee, eviction costs, cleaning costs, etc -, the Lessor may open the Storage Unit at the Tenant's expense and, in accordance with the requirements of commercial reasonableness, sell the Stored Goods outside of judicial execution, privately or publicly, or hand over the Stored Goods to an auction organizer, or - in accordance with the rules of non-mandated transactions - transport them and store them at his discretion for a usage

fee of 1/28th (one twenty eighth) of twice the Base Rental /day + VAT for as long as it sees fit to collect the Rental fee and any other debts.

After that, the Lessor has the option to sell the Stored Goods or even destroy them at its own discretion. The costs of destruction are also borne by the Tenant.

In case the Lessor chooses to enforce the mortgage out of court enforcement, it is entitled to sell the Stored Goods encumbered by the mortgage in public or privately. At least 8 (eight) days and no more than 20 (twenty) days prior to the sale, the Lessor shall inform the Tenant in writing of the following: (a) the pledged item to be sold, (b) the amount of the enforced claim and its contributions, (c) the reason and date of the opening of the right of satisfaction, (d) the planned method of sale, (e) in the case of a public sale, the place and time of the sale, and in the case of a private sale, the date after which the sale will take place.

In the case of enforcement of the right of mortgage, the costs incurred by the enforcement of the right of mortgage shall be deducted from the amounts received as such, and then the claims shall be satisfied - in order of the Civil Code - while the remaining amount shall be refunded to the Tenant. The Lessor is obliged to prepare an account after the sale pursuant to paragraph 5:135 of the Civil Code. The Tenant expressly acknowledges that if the Tenant does not pay the Rental fee even after the additional deadline, then the Tenant may incur the following costs including but not limited to: the costs of the demand for late payment, in addition to the amount of the Rental fee due plus double the current central bank base interest rate applied thereon –, the one-time or multiple penalty of 20% of the Rental fee, the usage fee, the costs of transportation, the costs of loading, the costs of packaging, the costs of inventory preparation, etc. The Tenant acknowledges that the Lessor may demand reimbursement of these costs in addition to its demand for the Rent.

12.6) In case the consideration received for the Stored Goods sold in accordance with the above does not cover the Tenant's debts to the Lessor, the Lessor may still demand the outstanding amount from the Tenant.

12.7) As long as the Stored Goods are in the Storage Unit, or the Lessor arranges for their storage, the Lessor may demand a daily usage fee of the Storage Unit of twice the Base rental in accordance with the provisions of the Rental Agreement and these GTC.

12.8) The actions taken by the Lessor in connection with the enforcement of the right of mortgage shall be considered as having occurred due to the Tenant's breach of contract behaviour, so the Lessor is not responsible for any damages incurred in the meantime. In relation to the enforcement of the right of mortgage, the rules of the Civil Code shall apply.

12.9) The Tenant acknowledges that enforcing the Lessor's mortgage is a right and not an obligation, that is, the Lessor is entitled, at its own discretion, to enforce its mortgage in accordance with the above, or to store the Stored Goods, or to destroy them if the above is ineffective.

13. Notification of the Parties

13.1) The Parties can only make their notifications in writing, to the addresses indicated in the Rental Agreement. The Lessor shall send the notifications to the Tenant to the Tenant's address and or email address. Any notification letter sent by email is considered a notification capable

of giving rise to legal effect. On this basis, written notice to the Tenant may be given by post, direct delivery and e-mail. All written notices and declarations of the Parties addressed to each other shall be deemed duly completed if they have been sent or delivered in writing to one of the contact details of the other party specified in the Rental Agreement (e.g. in person or by postal delivery or via parcel delivery, courier service or e-mail, etc.), and its receipt is confirmed by registered delivery receipt, return receipt, or a copy of sent electronic email(s) or written acknowledgment of delivery. The date of receipt of all notifications or notice letter related to the Rental Agreement shall be considered the day on which:

- in the case of sending it as a postal item with a return receipt, the date of receipt is indicated on the return receipt;
- in the case of sending as a registered mail, or in the case of a return with a return receipt, if the return receipt is returned with "not collected", "moved", "addressee unknown" or another similar indication, the fifth day after sending;
- in the case of handing over in person or by parcel or courier service, it is included in the written acknowledgement;
- or in the case of sending by e-mail the date of sending from the sender's computer
- in case of refusal to accept the delivery, the day of the delivery attempt.

13.2) Regarding the receipt of the documents as described above, the Tenant is obliged to create such a situation that he can receive them. If any of the Tenant's notification addresses change, (s)he shall notify the Lessor immediately. The Tenant bears the consequences and damages arising from failure to do so.

13.3) Any person staying at the notification or other address specified by the Tenant may receive the Lessor's notification.

14. Other provisions

14.1) At the execution of the Rental Agreement or after, the Lessor is entitled to request the documents confirming the data of the natural person and the identity card of the representative indicated in the certificate of business companies and to record the necessary data. The Lessor informs the Tenant that her or his personal data will be used in order to fulfil her/his legal obligations arising from the rental relationship and related to it, in accordance with Act CXII of 2011 on the right to informational self-determination and freedom of information and the Regulation 2016/679 of the European Parliament and of the Council (GDPR); handled according to the provisions of the law. The Lessor may disclose facts, data, and opinions concerning the Tenant to a third party only in cases specified by law or on the basis of the Tenant's consent. The Tenant expressly consents to this and to the retention of data.

The Lessor informs the Tenant that the data management as noted in the General Data Processing Information and Policy document relating to the camera surveillance system is available on the Website. **The Tenant declares that (s)he has read the information and regulations and has accepted their contents.**

14.2) Making video recordings: The Lessor informs the Tenant that it will make video recordings in the Rental Building, which it will keep for 30 (thirty) days. If any event occurs that requires a picture and/or video recording to prove it, the Lessor may use it.

If the Tenant asks the Lessor to look back at the recording, the Tenant bears the costs of the Lessor in the amount of the HUF equivalent of Euros 50 + VAT/hour of such administrative work (every hour started will be invoiced).

The Tenant is only entitled to view the recording if it does not violate the personal rights of others. **The Tenant acknowledges that by signing the Rental Agreement, (s)he consents to the camera system recording his/her entry into the Rental Building and his/her stay there.**

14.3.). The Lessor shall not be liable for any breach of its obligations and duties caused by **force majeure**. A force majeure event shall be deemed to be any event that occurred independently of the will of the Lessor, unforeseeable, insurmountable and unavoidable, in particular flood, fire, earthquake or other natural disaster, extraordinary situation, civil unrest, riot, strike, invasion, war, martial law, state of emergency, act of terrorism, epidemic/pandemic or outbreak of an infectious disease (such as COVID-19 caused by the SARS-CoV-2 coronavirus), changes in legislation relating to these, including the adoption of new legislation or generally binding legal provisions issued by authorities, such as quarantine regulations, embargoes, export or import restrictions or other prohibitions and instructions.

14.4) The legal relationship is governed by the provisions of Hungarian law, while in the event of a legal dispute, if the lawsuit falls under the jurisdiction of the district court, they submit to the exclusive jurisdiction of the Buda Central District Court if they cannot reach an agreement out of court.

14.5) If some provisions of the Rental Agreement or these GTC become invalid, this will not invalidate the other provisions thereof and or hereof, they will remain in effect unchanged. The Parties are obliged to replace the provision that has become invalid by agreement, failing which the provisions of the legislation closest to the invalid provision must be taken into account.

Budapest, 27.11.2025

Annex 1.

Withdrawal/Termination Statement Template

(fill in and return only if you intend to withdraw/terminate the agreement within the first 14 days after the Commencement Date)

Recipient:

I/we, the undersigned, declare that I/we exercise my/our right of withdrawal/termination in relation to the Rental Agreement for the provision of the following service:

Date of conclusion of the agreement/date of receipt:

Storage Unit number:

Name of the consumer Tenant:

Address of the consumer Tenant:

Signature of the consumer Tenant:
(only in the case of a declaration made on paper)

Date: