

MINIRAKTAR.COM KFT.
JASZ UTCA 45
HOUSE RULES

All tenants and visitors to property owned by MiniRaktár.com Kft. (hereinafter referred to as the Lessor) are **required to comply** with these **House Rules**. Failure to comply with these House Rules may result in expulsion and exclusion from the property.

1. Access & Parking

- White hatching lines indicate areas where parking is prohibited.
- Vehicles may only be parked on the property where there is no hatching and only for the duration of loading/unloading. During this time the vehicle's engine must be turned off.
- Vehicles must be parked so that they do not obstruct other tenants or visitors from accessing the loading bay or the storage units with swing doors facing Jasz utca.
- Vehicles parked on the Lessor's property for more than thirty minutes, unless authorised in writing by the Lessor, will be towed away at the vehicle owner's expense.
- Use of the loading bays is restricted to tenants and their agents, provided that the agents are accompanied by the tenant. Loading-bay roller shutter doors may not be left open or unattended and may not be prevented from closing at any time.

2. Security & Access Control

- Entry into the property is only possible with a numeric code provided by the Lessor, a code generated by the Lessor's mobile application and used at the electronic keypad by the main access door, or the Lessor's electronic access control system. Storage units lockable exclusively by a tenant's padlock may only be accessed by removing that padlock; storage units with an electronic lock (in addition to an optional padlock) may only be accessed via the Lessor's electronic access control system. A tenant using a padlock must use the lower locking position only. Under no circumstances may a tenant lock a storage unit using the upper padlock position.
- The entry door to the building and the security gates to the secure area within may not be prevented from closing at any time or in any manner.
- Under no circumstances may a tenant or the tenant's agent provide access to the property to any third party without the Lessor's written authorisation.
- Access to the secured area of the property through gates accessible by numeric code or the Lessor's mobile application is strictly limited to the Lessor and the Lessor's tenants.
- Storage unit doors must be kept locked by tenants at all times. Propping them open or leaving them open, except for immediate access, is prohibited.

- Before leaving a storage unit, the tenant must ensure that it is closed and locked.
- Before leaving the secured area, the tenant must ensure that the relevant access door is closed and locked behind them.
- Before leaving the loading-bay area, the tenant must ensure that the loading-bay roller shutter doors are fully closed.
- Before leaving the building, the tenant must ensure that the relevant entrance door is closed and locked behind them.

3. Storage Unit Rules

- Each tenant may use only their own storage unit. Entering or attempting to enter another tenant's storage unit is prohibited and may result in criminal proceedings and immediate termination of the Rental Agreement.
- Placing Forbidden Items, as defined in the Rental Agreement and the General Terms and Conditions, in a storage unit will result in immediate termination of the Rental Agreement.
- Stored goods may not exceed a height of 260 cm, a distributed load of 250 kg/m², or a point load of 0.25 kg/cm².
- Stored goods must be packed so that they cannot fall or spill out of the storage unit, are protected from dust, do not generate dust or detritus, and are protected from damage caused by sunlight and temperature fluctuations. The Lessor is not liable for damage caused by inadequate packaging. Packaging materials are available from the Lessor on request for a fee.
- Storage units are for the storage of goods only. No service, commercial, economic, business or technical activity may be carried out, including production, repair or maintenance, and no activity requiring continuous presence is permitted unless expressly authorised in the Rental Agreement.
- Sleeping, residing, resting for prolonged periods, camping or staying overnight in a storage unit, the Rental Building or the secured area is strictly prohibited. Beds, mattresses, sleeping bags, tents or similar items may not be placed or used for sleeping. Any breach may result in immediate termination of the Rental Agreement and the person being required to leave immediately.
- Electrical equipment may not be used in a storage unit or connected to an electrical source. Any breach will result in immediate termination of the Rental Agreement. This prohibition does not apply to authorised use in a UTE with metered electricity in accordance with the Rental Agreement and the separate electricity transmission agreement.
- Do not drill, screw, glue, paint, alter, modify or damage a storage unit or any part of the Rental Building.
- Stored goods must be arranged so that the storage unit remains lockable and adequately ventilated and the walls and ventilation openings are not obstructed. Goods may not be left in front of, on top of or outside the storage unit.
- At a time agreed in advance, the tenant must provide the Lessor with access to the storage unit for inspection and for the duration of maintenance or repair work.

4. Order, Cleanliness & Shared Equipment

- Garbage or waste may not be placed or disposed of anywhere on the property other than in the containers provided by the Lessor. Tenants must remove any waste that does not fit in those containers.
- The Lessor will use CCTV recordings to identify littering and will charge the person responsible a cleaning fee.
- The Lessor may remove goods left outside a storage unit. If the owner cannot be identified, the goods may be removed and destroyed immediately. If the owner can be identified, the Lessor will request removal and charge a storage fee until removal. Goods not removed within eight days may be destroyed, and the owner will be liable for the resulting costs.
- All persons using the toilets must keep them clean and must immediately report any sign of improper use to the Lessor.
- Trolleys and handcarts are used at the tenant's own risk. The tenant is responsible for any damage caused while using them and must return them to their storage place in the loading-bay area after use.
- The loading-bay tap may be used only with the Lessor's prior written permission, including permission by email or text message. After permitted use, the tenant must leave the loading bay clean and dry and ensure that the tap is closed and not dripping.

5. Safety & Fire Prevention

- Smoking is prohibited throughout the property.
- Lighting fires is prohibited throughout the property.
- Cooking, heating, and the use of any open flame or heating device are prohibited in every storage unit, throughout the Rental Building and in the secured area.

6. Behaviour on Site

- Use the Rental Building, secured area and storage unit with the greatest care, especially when driving, loading or unloading, packing, and opening or closing a storage unit.
- Do not interfere with any other tenant's use of the Rental Building or its surroundings.
- The tenant is fully responsible for the actions of, and any damage or loss caused by, any person who enters the Rental Building or secured area with the tenant or with the tenant's authorisation.

7. Emergencies & Reporting

- In the event of a fire, activate a fire alarm and leave the property immediately in accordance with the evacuation plan posted in the corridors.
- If an electronic lock malfunctions, lock the storage unit with a padlock and immediately notify the Lessor.

- Immediately notify the Lessor if a padlock key is lost, if a mobile phone providing electronic access is lost or is no longer under the tenant's control, or if an access code or other access credential may have been compromised. Any necessary cutting or removal of a padlock may be carried out only by the Lessor and will be at the tenant's expense.

8. Overlocking Procedure

- The Lessor is entitled to overlock a storage unit in the situations specified in the Rental Agreement and to deny the tenant access to the building, loading bay, secured area and storage unit. In such cases the Lessor will overlock the storage unit door and revoke the tenant's access code and mobile-application access.
- If a storage unit has been overlocked, the tenant must contact the Lessor during business hours.

Appendix A. Additional Rules for UTE Units

The following additional rules apply only to street-front storage units with swing doors facing Jasz utca ("UTE").

- The UTE area is outlined in red in Annex A to the Rental Agreement. The tenant may not use, obstruct or store items outside that marked area.
- The tenant may use one designated parking space outside the UTE swing doors without extra charge. The 'No Parking' marking applies to all other persons.
- The electricity sub-meter must not be damaged or tampered with.
- Permitted electrical devices are limited to low-consumption equipment needed for short-term use during loading or unloading, such as mobile-phone chargers, battery-powered tool chargers and portable LED lamps.
- Continuous use of power tools, high-consumption equipment and heat-generating equipment is prohibited. Electricity must not be consumed excessively or continuously while the UTE is unattended.
- All electrical devices must be unplugged when the tenant leaves. Leaving any device plugged in unattended is a material breach and may result in immediate termination of the Rental Agreement.
- UTE keys must be kept secure. A lost, stolen or unreturned key must be reported to the Lessor immediately. The tenant is responsible for the full replacement cost of locks, keys and labour and must accept temporary replacement of the lock where required for security.
- The tenant is responsible for correctly arming and disarming the UTE intrusion alarm and must not disable, modify, bypass or damage any part of the alarm system.
- The tenant is liable for costs arising from false alarms caused by improper operation or negligence, damage to the alarm system, and emergency call-outs by the security provider.
- Keep fire extinguishers, exits and emergency equipment clear and accessible at all times. Any fire, smoke or electrical hazard must be reported to the Lessor immediately.

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