

TENANT PROPERTY PROTECTION PLAN

This is not a contract of insurance, and the facility owner/operator is not an insurance company.

This self-storage facility provides you with a basic level of service pursuant to the terms and conditions of the Facility Rental Agreement that you signed (hereinafter "Rental Agreement"). The Rental Agreement states your property is stored at your sole risk of loss or damage, the self-storage Owner/Operator is not liable for loss of or damage to your stored property, and you must insure your property while it is on the premises.

1. Protection Plan Agreement – Owner/Operator's Limited Retention of Legal Liability:

In consideration of the Tenant Protection Plan (TPP Plan) payment, as initialed in the Addendum, in addition to the monthly rent, the Owner/Operator shall not require the release of liability for property damage as stated in the Facility's Rental Agreement, up to the amount indicated in the Addendum, and does not require you to insure your stored property as otherwise required by the Facility's Rental Agreement. Instead, the Owner/Operator shall retain, rather than extinguish, its liability as imposed by law. The liability of the Owner/Operator under this Agreement shall be limited to loss or damage that occurs because of the Owner/Operator's failure to exercise the care that a reasonably prudent person would exercise in like circumstances or because of acts or omissions for which the Owner/Operator is liable under the law, including but not limited to vicarious liability, intentional tort, strict liability, and breach of common law or statutory duty. Loss or damage may be caused by but not necessarily limited to fire, smoke, theft, water damage or vandalism resulting from negligent operations of the facility Owner/Operator.

2. Limit:

The most the TPP Plan will pay for loss or damage to your stored property under this Agreement is initialed on the signed Addendum. If the limit of this TPP Plan exceeds the limit listed in the Facility's Rental Agreement, then the value of property stored by the Tenant may be increased to the limit of a newly signed TPP Plan. Tenant agrees that any increases in the value allowed by this TPP Plan will not apply to the types of property described in Paragraph 3 below.

3. What Will Not Be Paid to Repair or Replace:

The TPP Plan will not pay for loss of or damage to property that is in the open and not in a locked fully enclosed self storage space; accounts, bills, currency, deeds, evidence of debt, securities, money, or notes; any property you are not permitted to store under the terms of the Rental Agreement; collectibles, jewelry, watches, precious or semi-precious stones, furs, antiques, works of art, animals, stolen goods or contrabands. Any stored content associated with a business conducted inside or out of a storage unit/storage space on the premises is excluded from any coverage by the TPP Plan. This includes but not limited to any type of workshop, repair shop, or for any sales (retail or wholesale), renovation, decoration, painting, or other contracting. Stored non-flammable inventory for business conducted away from the facility is covered. Coverage is intended for on-site facility storage only.

4. Mysterious Losses:

The TPP Plan will not pay for any losses resulting from unknown or mysterious causes.

5. The TPP Plan Will Not Pay for Damage to Tenant's Stored Property Caused by any of the following:

Flood, surface water, underground water, or water that backs up through or overflows from a sewer, drain or sump; general accidental discharge of substances from within plumbing, heating, air conditioning, or fire protection systems; rodent damage in excess of \$500; however rodent coverage is null and void if perishables are stored within the unit; mold, mildew, or wet or dry rot; terrorist attack, war or military action, civil commotion, rebellion, loss due to an act of civil authority, pollution or smoke (off-premises smoke), electromagnetic disruption, computer virus or processes, pressure waves, aircraft/aerial devices; earthquake or volcanic eruption; nuclear reaction, radiation or radioactive, biological or chemical contamination; loss or damage occurring during loading and/or unloading and/or not contained within the storage unit at the time of the loss.

A Catastrophic loss is defined as ten (10) or more units that sustain loss or damage within a single event. If a Catastrophic loss occurs, the TPP Plan payout responsibility is reduced up to fifty percent (50%) of the total protection plan limit selected in the Tenant Responsibility Addendum.

6. The Amount the TPP Plan Will Pay if there is a Loss:

For any single liability event, the TPP Plan will pay the lesser of the actual amount you reasonably pay to repair damaged item(s) or to replace lost or damaged items with property of similar quality. The TPP Plan may offer an agreed-upon payout instead of repairing or replacing.

In no event will the TPP Plan pay more than the limit stated in paragraph 2. The TPP Plan will pay only valid claims according to the guidelines stated in these protections and exclusions. The TPP Plan reserves the right to reclaim any damaged items paid for through the claims process. These items have explicitly been compensated for through the awarded claim.

7. Failure to Pay Rent:

If rent is not received within ten (10) days of the due date, Tenant's participation in the TPP Plan shall terminate and the Owner/Operator shall not be liable for the loss of, or damage to, Tenant's stored property from any cause whatsoever. At TPP Plan's sole discretion, Tenant's participation in the TPP Plan may be reinstated upon payment of all rent and other charges due and owing.

8. Notification and Claims Filing Time Limits:

Notice of loss and/or damage must be made to the Owner/Operator or Facility Manager at the time of loss or damage to the Tenant's property, or when discovered upon removing the property from the unit, whichever is the soonest. All claims must be submitted within thirty (30) days of discovery to be honored.

For burglary claims, losses must be reported to the police and Facility Management. Additionally, Owner/Operator or the Facility Manager must verify a visible sign of forced entry, and a copy of the police report must be obtained by the Tenant and provided to the Claims Administrator at TPP before the Tenant's claim will be processed. Tenant is not to move, remove, or discard any items from the unit until the claims adjuster, Owner/Operator or the Facility Manager has given the approval to do so. If the claims adjuster is unavailable, Tenant is required to take photographs and/or video of the loss or damage in the unit to be included with the Tenant's claims report. Tenant agrees to cooperate with the claims adjuster when filing a claim in order to ensure timely settlement. Please visit www.tppclaims.com for claims handling and instructions. A toll-free number is provided on this site.

9. Participation Termination:

The Owner/Operator may cancel the TPP Plan with a written thirty-day (30-day) notice to Tenant (unless terminated earlier because of rent non-payment). The terms and conditions of this TPP Plan are subject to change at the option of Tenant Property Protection (TPP) with thirty (30) days written notice. If changed, the Tenant may terminate Protection Plan coverage on the effective date of change by giving the Owner/Operator or Facility Manager ten (10) days advance written notice to terminate as well as providing proof of homeowner's insurance coverage.

10. The Rental Agreement:

All terms and conditions of the Rental Agreement not specifically modified by the Addendum are in effect and binding on both the Owner/Operator and Tenant. The terms and conditions are incorporated herein.

NOTICE: This limited retention of liability is not an insurance policy, and the Owner/Operator is not an insurance company.

The Owner/Operator shall perform the obligations described in this Tenant Protection Plan Agreement.

The Owner/Operator assumes business risk on its own, but it may purchase insurance coverage to transfer part, or all the liability retained under this Tenant Protection Plan Agreement.

Claim Contact

www.TPPClaims.com

All required claim documentation must be completed and received by TPP as soon as possible, to finalize your claim.

Please refer to www.tpptermsandconditions.com for the latest TPP Terms and Conditions.