

If you ask us to accept responsibility for insuring your goods under our own insurance policy the summary of insurance conditions set out below will apply. The full policy wording includes additional information. Please note that we cannot accept responsibility for insuring your property unless you have provided us with a written declaration of values. If you do not provide a written declaration of values then our liability for loss or damage to your effects is limited by our trading conditions, which forms part of our contract with you.

For your information our insurance has been arranged with certain underwriters at Lloyds of London and a full policy may be inspected at our office upon request. Please note that this insurance has been arranged solely in the name of our company. As our customer you will have no enforceable rights under our insurance policy and we will lodge any claims on your behalf.

As part of your storage agreement with us you make certain undertakings, particularly in respect of the suitability of the storage room for the items you are storing, the manner in which the items are packed, the manner in which the items are stored in the room & your obligation to take steps to minimise any claim or potential claim once you are aware of circumstances that may give rise to a claim. Cover is available on the basis that all the conditions & undertakings of your storage agreement are complied with in full. Failure to comply could result in your property being uninsured or the value of any payment from underwriters being reduced.

COVER

Fire, Lightning, Aircraft, Explosion, Riot, Malicious Damage, Storm, Flood, Burst Pipes, Impact, Theft (following forcible and/or violent entry or exit).

SUM INSURED

As declared to us in writing and confirmed by us in the charge to you as the insurance option element of the invoice covering the period in which a claim is discovered. Settlement of the insurance option charge confirms acceptance of the level of cover to which that charge relates. No cover is maintained if a claim should arise whilst your account is in arrears or if you should allow your account to fall into arrears whilst a claim is being processed.

BASIS OF CLAIMS SETTLEMENT

Insurers will take into consideration the age, quality, degree of use and consequent market value of items when calculating the settlement. No property shall be abandoned to insurers, but insurers reserve the right to claim appropriate salvage on any property which is the subject of a claim settlement under this policy.

Storagebase will only be liable for such sum as the underwriters deem to be due. Storagebase reserve the right to adjust any settlement to the customer in respect of any failure by the customer to respect the terms and conditions of their storage agreement.

UNDER INSURANCE

If you fail to declare the full market value of your property on the acceptance form, you will only be entitled to recover from

insurers the same proportion of the loss as the declared value bears to the actual value of your property in the event of a claim. You may not choose to insure only part of the stored property under this insurance.

PAIRS & SETS CLAUSE

Where any insured item consists of items in a pair or set, this insurance will not pay more than the value of any particular part or parts which may be lost or damaged, without reference to any special value which such part or parts may have as part of a pair or set, nor more than a proportionate part of the insured value of the pair or set.

FRAUD

If the insured shall make any claim knowing the same to be false or fraudulent as regard to the amount or otherwise, this insurance shall become void and all claims hereunder shall be forfeited.

TIME LIMITS FOR CLAIM NOTIFICATION

All claims must be notified to the storage company before removal of the items from the store & within 7 days of discovery of the loss in writing stating an inventory of all stored items and their replacement values (including items unaffected by the claim).

EXCESS

In line with the policy conditions, we do not accept responsibility for the first £50 of every claim for loss or damage covered by the insurance.

LAW APPLICABLE TO THIS CONTRACT

The Terms and Conditions of this policy are subject to the Law and Jurisdiction of England.

EXCLUSIONS

There are various exclusions under the standard policy terms and conditions, amongst which are the following:

- A) Electrical and mechanical derangement unless shown to be as a result of physical external damage to the item concerned or as a result of fire or flood.
- B) Loss or damage to jewellery, watches, trinkets, precious stones, precious metals, coins, money, deeds, bonds, securities and stamps or collections of similar kind.
- C) Loss or damage caused by wear and tear, gradual deterioration, warping or shrinkage, moth and/or vermin unless it can reasonably be demonstrated that such loss or damage arose as a result of the actions or failings of the storage company or his subcontractors, agents or servants.
- D) Loss or damage to information is limited to the value of the supporting media.
- E) Any consequential loss.
- F) Loss or damage to refrigerated or frozen food and/or drink, plants, house plants, brittle objects, items with inherent defects howsoever caused and/or goods likely to encourage vermin or other pests or to cause infection.
- G) Mysterious disappearance of customer goods in store unless evidence can be provided to prove beyond all reasonable doubt that the loss is solely attributable to the dishonesty or connivance of the storage companies employees.
- H) Theft or attempted which does not involve entry to or exit from a building by forcible and violent means.
- I) Radioactive contamination, Chemical, Biological, Bio-Chemical & Electromagnetic Weapons Exclusion
- J) Terrorism

STORAGE ROOMS FOR HOME & BUSINESS

This document is valid at 31.12.06 and supercedes all previous documentation, terms & conditions in respect of insurance matters.