

**STORAGE SHIELD**  
**Storage Protection Addendum**

Addendum to Rental Agreement

Occupant: TENANT NAME

Unit #: UNIT NUMBER

Effective Date: START DATE

COVERAGE AMOUNT: \$ COVERAGE AMOUNT      MONTHLY PREMIUM: \$ PREMIUM

This Storage Protection Plan Addendum (Addendum) is attached to and forms a part of the LOCATION NAME Rental Agreement (Agreement) entered into by and between you (Occupant) and Owner, as set forth in the Agreement for the use of the Premises located at the Storage Facility.

This storage facility provides you with a basic level of service pursuant to the terms and conditions of the Agreement that you signed. Among other things the Agreement states: (1) your property is stored at your sole risk of loss or damage; (2) the self-storage operator is not liable for loss of or damage to your stored property; and (3) you must insure your property while it is on the premises.

Many occupants fail to obtain the appropriate protection against loss or damage to their personal property. Because of this, Owner has implemented this Protection Plan in order to provide Occupant some limited rights of reimbursement for certain loss or damage. The Storage Protection Plan is NOT a policy of insurance and Owner is not an insurance agent or insurance company, nor does the Storage Protection Plan change your obligation to bear the risk of loss or damage to any stored property as set forth in the Agreement. The Storage Protection Plan only applies to reimbursement for physical loss or damage to your stored personal property (and excludes reimbursement for loss or damage which may result from your loss of use of the property or the reduction in the market value of the property not resulting from physical damage).

Notwithstanding the foregoing, in consideration for the sum of \$ PREMIUM per month ("Storage Protection Plan Payment"), to be paid in addition to your other monthly rental charges, the Protection Plan provides limited reimbursement in the event of loss or damage to your stored property, up to \$ COVERAGE AMOUNT, on the terms and conditions set forth in this Storage Protection Plan Addendum. Storage Protection Plan Payments shall be made in the same manner as monthly rent under the Agreement. Provided that the Storage Protection Plan has not been canceled (e.g., due to your non-payment of the rental obligations due under the Agreement), in the event of loss or damage to your stored personal property caused by an event set forth below, Owner will pay you for the actual cash value of the property or the cost of reasonably restoring the property to the condition immediately prior to the loss or damage, whichever is less. Property shall be valued at the time of loss or damage in the manner provided by the Agreement. No payment to you will exceed the \$ COVERAGE AMOUNT limit.

**1. Plan Limit**

The most the Owner will pay for a single loss is COVERAGE AMOUNT. The Owner 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. In no Event will the Owner pay more than stated above. If the limit of this Addendum exceeds the limit listed in the Agreement, then the value of property stored by you may be increased to the limit of this Addendum. You agree that any increase in the value allowed by this Addendum will not apply to the types of property described in paragraph 4.

**2. Storage Protection Addendum – Owner’s Limited Retention of Legally Imposed Liability**

In consideration of payment of PREMIUM in additional monthly rent, Owner shall not require the release of liability for property damage in the rental Agreement, up to the amount indicated in Paragraph 1 of this addendum.

Instead, Owner shall retain liability for loss of or damage to your property:

- While stored within the enclosed storage unit UNIT NUMBER indicated in the Agreement Occupant signed; and
- Only while that unit UNIT NUMBER is secured with an approved lock.

For losses caused by the following:

- a. Fire or lightning;
- b. Explosion
- c. Smoke
- d. Theft, vandalism or malicious mischief as a consequence of forced entry. (Provided that there is clear proof of tampering and that Occupant has filed a police report.);
- e. Water damage caused by roof leak, but specifically excluding water damage resulting from any other cause.
- f. Water Damage caused by accidental discharge of substances from plumbing, heating, air conditioning or fire protection systems;
- g. Windstorm that first causes damage to the building;
- h. Collapse of the building where your property is stored;
- i. Falling objects, including hail, provided that the premises are first damaged by such falling objects, weight or ice, snow or sleet;
- j. Rodents or Vermin up to (\$500) in damage;
- k. Windstorm up to (\$500) in damage

This limited acceptance of liability is a modification to the waiver of liability in the Agreement that this Addendum attaches to. It satisfies the insurance requirement stated in the Agreement. The Owner has no liability for loss of, or damage to your stored property beyond that described in this Addendum.

### 3. Liability Not Accepted by Owner

The Owner will not pay for damaged or stolen property caused by the following:

- a. Flood, surface water, underground water or water that backs up through or overflows from a sewer, drain or sump; "loss" or damage to the interior of any building or structure, or to property inside the building or structure caused by rain, snow, sand or dust, whether driven by wind or not, unless the building or structure first sustains wind or hail damage to its roofs or walls through which the rain, snow, sand or dust enters.
- b. Mold, mildew or wet or dry rot;
- c. War or military action;
- d. Terrorist attack;
- e. Volcanic eruption, including leakage from sprinkler systems which are damaged by a volcanic eruption);
- f. Nuclear reaction, radiation or radioactive, biological or chemical contamination;
- g. Theft from a unit that you have not secured with an approved lock.

### 4. The Owner Will Not Pay to Repair or Replace and You Should Not Store Property

we will not pay to have repaired or pay for if lost or damaged:

- a. Motor vehicles, boats, RVs, or any property stored outdoors;
- b. Accounts, bills, currency, deeds, evidence of debt, securities, money, or notes;
- c. Collectibles, jewelry, watches, precious or semi-precious stones, antiques, works of art.
- d. Stolen goods, contraband or the like or anything that is prohibited in the Agreement.
- e. Firearms of any type.
- f. Objects of sentimental value; furs, fur garments and garments trimmed with fur.
- g. Fine rugs (over \$500 in value).
- h. Antiques and collectibles.

### 5. Mysterious Losses

Owner will not pay for any losses resulting from unknown or mysterious causes.

6. Filing a Claim under the Storage Protection Plan

In the event of a loss, Occupant must complete a Tenant Claim Affidavit, which is available at <https://storage-shield.com/file-a-claim/> and contact the claims department directly at (346) 439-8556. If Tenant's storage unit has been broken into, Tenant must file a police report documenting the occurrence. Tenant must take photos which must be submitted with the incident report. Tenant shall not discard any damaged property and must protect the property from further damage. Tenant must retain their lock if it was damaged.

All Claims must follow this procedure and all claims must be processed by the Claims Department. Owner does not have the ability to settle claims outside the Claims Department. If, for some reason the Occupant's claim is denied or the amount of reimbursement for Tenant's belongings is less than Tenant's claim request, Owner shall have no further liability with respect to Tenant's claim and the claim shall be closed.

7. Cancellation of the Storage Protection Plan

The Storage Protection Plan provided by Owner is contingent upon the timely payment of the amounts due under the Agreement (which shall include, without limitation, the Storage Protection Plan payment). If a payment is not received within thirty (30) days after the Payment due date, the Storage Protection Plan shall no longer protect your property and Owner shall not be responsible for reimbursing you for any loss of, or damage to, Occupant's stored property from any cause whatsoever. The Storage Protection Plan may be reinstated, at the sole discretion of Owner, upon receipt of all rental and Storage Protection Plan payments and any other charges due and owing under the Agreement. In the event that you have satisfied the conditions of reinstatement, your rights under this Storage Protection Plan Addendum shall be reinstated retroactively immediately following your payment in full. The Storage Protection Plan shall terminate upon termination of the Agreement.

8. The LOCATION NAME Rental Agreement

All terms and conditions of the Rental Agreement not specifically modified by this Addendum are in effect and binding on both Owner and Occupant.

NOTICE: This Storage Protection Addendum is not an insurance policy and the Owner is not an insurance company. The Owner or the Owner's agents shall perform the obligations described in this Addendum.

\_\_\_\_\_(INITIAL HERE) Yes, I want to participate in the Storage Protection Plan. I understand that the Owner's maximum liability for loss of or damage to my stored property is COVERED AMOUNT

\_\_\_\_\_  
Occupant Signature

\_\_\_\_\_  
Date