

STORAGE 'R' US

• For All Your Storage Needs •

Form#L-6

SELF STORAGE AUCTION RULES AND BIDDER AGREEMENT

1. **Payment.** All payments must be made in cash, cashier's check, or money order at the conclusion of the sale. If payments are not made in full within fifteen minutes after the conclusion of the sale, the facility in its sole discretion may sell the items to the next highest bidder at the last bid that bidder made, or the facility may sell the goods to any other person at the second highest bidder's Bid price. **All items are sold "as-is" with no representations or warranties.**
2. **Removal of items.** All items must be removed within 48 hours of the sale day. If additional time is needed for moving item from larger units or a longer term lease of the storage unit is needed, please contact the manager.
3. **Bidder registration.** All bidders must register a signed bidder agreement with the facility prior to bidding. If the high bidder has not registered such an agreement, in the facility's option after the sale the high bidder may register such an agreement, or the facility may sell the property to the second highest bidder at the highest bid such bidder made, or the facility may sell the items to any other person at the second highest bidder's price. The facility owner, manager and employees are eligible to bid without registration.
4. **Inspection.** The extent to which contents may be inspected prior to bidding is as follows: Auctioneer opens unit door and bidders may look at unit contents from door.
5. **Tenant right of redemption.** All sales are subject to the right of the tenant of the unit to redeem the property any time prior to the gavel falling at the auction sale.
6. **Lien Holder right of redemption.** All sales are subject to the rights of owners and lien holders of vehicles, trailers, boats and outboard motors to redeem the property immediately prior to the gavel falling.
7. **Securing unit after auction.** The high bidder must immediately put his lock on the unit. The facility reserves the right to Over-lock the unit until payment is received. **THE FACILITY IS NOT RESPONSIBLE FOR ITEMS TAKEN FROM THE UNIT AFTER A SALE.**
8. **Cleaning out unit.** All units must be left "broom" clean with all items removed no later than the deadline stated above. The dumpster on the property may not be used by buyers. Failure of buyer to abide by this or any other sale term will result in denial of future bidding rights.
9. **Rejection of bids/withdrawal of property.** This facility reserves the right to place a minimum bid on any auction item or unit or reject any bid. All sales are subject to the right of the facility to pull all or part of the property from the sale of the item, batch or unit for any reason.
10. **Sales tax.** Sales tax will be collected on the sale price unless no tax is due (such as in the sale of a vehicle or boat, or when the buyer provides a lawful exemption or resale certificate on state comptroller forms.)
11. **Personal items – please return.** All buyers are requested to contact the facility and return any items that may later be found of a personal nature (such as scrapbooks, pictures, marriage certificates, etc.)
12. **Other Rules.**
13. Any other rules as announced at the auction.
14. **In exchange for being allowed to view and bid at this auction, the undersigned, to the maximum extent permitted by law, Releases, any auctioneer, the property owner, its manager, agents, employees, officers, shareholders and directors from any and all claims, causes of action or damages of any type arising in any way out of the use or entry onto the property or the auction.**

GOOD LUCK AND THANKS FOR YOUR BID!

Jan/2011