

Protection Plan Sign Up Form

TENANT INFORMATION:

Tenant's Name(s): William Lodge

2323 Curtis Street Denver, CO 80205

Facility: Greenbox I LLC

3310 Brighton Blvd Denver, CO 80216

Daytime Phone #: (404) 425-9820

Email Address: williamlodge12@gmail.com

Effective Date: 05/14/2026

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

Greenbox Self Storage Protection Agreement

Addendum to Greenbox Self Storage Rental Agreement

Customer: William Lodge Space #: 2232 Date: 05/14/2026

This storage facility provides you with a basic level of service pursuant to the terms and conditions of the Greenbox Self Storage 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 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. Customer Storage Protection Agreement - Owner's Limited Retention of Legal Liability:

In consideration of the payment as initialed above in additional monthly rent, Owner shall not require the release of liability for property damage as stated in Paragraph 8 of the Rental Agreement, up to the amount indicated above, and also does not require you to insure your stored property as otherwise required by Paragraph 7a of the Rental Agreement.

Instead, Owner shall retain, rather than extinguish, its liability as imposed by law. The liability of the Owner under this agreement shall be limited to loss or damage that occurs as a result of the Owner's negligence or as a result of acts or omissions for which the Owner 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 operator.

2. Limit:

The most the Owner will pay for loss or damage to your stored property under this Agreement is as initialed above. If the limit of this Protection Agreement exceeds the limit listed in Paragraph 7b of the Rental Agreement then the value of property stored by the Occupant may be increased to the limit of this Protection Agreement. Occupant agrees that any increases in the value allowed by this Agreement will not apply to the types of property described in Paragraph 3 below.

3. Property Owner Will Not Pay to Repair or Replace:

The Owner will not pay for loss of or damage to property that is in the open and not in a locked fully enclosed 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.

4. Mysterious Losses: Owner will not pay for any losses resulting from unknown or mysterious causes.

5. The Owner Will Not Pay for Damage to Occupant'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; moths, insects, rodents or vermin in excess of \$500; mold, mildew, or wet or dry rot; terrorist attack, war or military action; earthquake or volcanic eruption; including leakage from sprinkler systems which are damaged by an earthquake or volcanic eruption; nuclear reaction, radiation or radioactive, biological or chemical contamination

6. The Amount Owner Will Pay if there is a Loss: For any single Owner's Liability Event, 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 Owner pay more than the limit stated in paragraph 2.

7. Failure to Pay Rent: If rent is not received within 30 days of the due date, Occupant's participation in the Protection Agreement shall terminate and Owner shall not be liable for loss of or damage to Occupant's stored property from any cause whatsoever. At Owner's sole discretion, Occupant's participation in the Protection Agreement may be reinstated upon payment of all rent and other charges due and owing.

8. Participation Termination: Customer may cancel participation in this plan upon ten (10) days written notice to Owner. Owner may cancel this plan upon thirty (30) days written notice to Customer.

9. The 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 Customer and are incorporated by reference herein.

NOTICE: This limited retention of liability is not an insurance policy and the Owner is not an insurance company. The owner shall perform the obligations described in this Agreement. The Owner assumes this business risk on its own, but it may purchase insurance coverage to transfer part or all of the liability retained under this agreement.

COVERAGE SELECTION (Initial one box and complete the information)

I will Purchase Protection Plan:

Limit Additional Rent Initial Choice

\$2500.00

\$10.00

Type of Goods Stored: Clothing

Customer Name: William Lodge Space #: 2232

Customer Signature:

Tenant's signature

William Lodge

IP address: 209.215.109.58

Signed on: 05/14/2026

Date: 05/14/2026

By Authorized Employee: Ethan Anderson}

Authorized Employee Signature:

Landlord's signature

Ethan Anderson

IP address: 23.24.130.105

Signed on: 05/15/2026

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Email address of Owner or Owner's Manager: manager1@greenboxselfstorage.com Date: 05/15/2026