

RENTAL AGREEMENT

THIS RENTAL AGREEMENT (the "Agreement") is executed on this day of 05/14/2026(the "Date of Execution") by and between, Greenbox I LLC ("Owner") and William Lodge ("Occupant"). The Owner and Occupant have entered into this Agreement, for the purpose of Occupant renting Storage Space (as further defined herein) at Greenbox Facility, which Owner agrees to make available per the terms of this Agreement. As specific consideration for this Agreement, Occupant acknowledges and agrees that no bailment or deposit of goods for safekeeping is intended or created by this Agreement.

NOTICE OF LIEN: PURSUANT TO COLORADO LAW AND THE TERMS OF THIS AGREEMENT, OCCUPANT ACKNOWLEDGES AND AGREES THAT ALL OF THE PROPERTY STORED AT THE FACILITY BY OCCUPANT MAY BE SUBJECT TO A LIEN IN FAVOR OF THE OWNER AND OWNER'S HEIRS, EXECUTORS, SUCCESSORS, AND ASSIGNS PROVIDED A CLAIM FOR NON-PAYMENT AGAINST OCCUPANT HAS BECOME DUE. UNDER COLORADO LAW, OCCUPANT'S PROPERTY MAY BE SOLD OR OTHERWISE DISPOSED OF IF PAYMENT HAS NOT BEEN RECEIVED BY OWNER FOR A CONTINUOUS THIRTY (30) - DAY PERIOD, WHICH MAY INCLUDE UNPAID RENT, LABOR, OR OTHER CHARGES, PRESENT OR FUTURE, INCLUDING LATE FEES IN RELATION TO THE PROPERTY AND FOR EXPENSES NECESSARY FOR ITS PRESERVATION OR EXPENSES REASONABLY INCURRED IN ITS SALE OR OTHER DISPOSITION. C.R.S. §§ 38-21.5-101.5(1)(a); 102. THE LIEN ATTACHES AS THE DATE OCCUPANT'S PROPERTY IS BROUGHT TO THE FACILITY AND CONTINUES SO LONG AS OWNER RETAINS POSSESSION AND UNTIL THE DEFAULT IS CORRECTED, A SALE IS CONDUCTED, OR THE PROPERTY IS OTHERWISE DISPOSED OF TO SATISFY THE LIEN.

1. DESCRIPTION OF STORAGE SPACE. Owner leases to Occupant and Occupant leases from Owner Enclosed Space No. 2232 with an approximate size of 5.00X5.00, located at the Facility of Owner (hereinafter referred to as the "Storage Space"); The Storage Space is located in the Facility , and the Facility contains other storage spaces, as well as common areas for the use of Occupant and other occupants. Occupant has examined the Storage Space and the Facility and agrees that the Storage Space and the common areas of the Facility are satisfactory for all purposes for which Occupant shall use the Storage Space or the common areas of the Facility. Occupant understands and agrees that the measurements of the Storage Space is an approximation only, and may vary. Occupant shall have access to the Storage Space and the common areas of the Facility only during the hours of 6:00 a.m. to 10:00 p.m. daily.

2. TERM. The term of this Agreement shall commence as of the Date of Execution and shall continue on a month-to-month basis , until terminated in writing by either party to this Agreement. Should the Date of Execution occur after the first of the month, the remainder of the first month's rent shall be prorated. Following the first month, Occupant agrees to pay rent no later than the first of each month until this Agreement is terminated in writing by either party. In no event shall the term of this Agreement be construed as anything more than a month-to-month tenancy, unless specifically indicated herein by Owner.

3. RENT. The monthly rent shall be \$25.00(hereinafter referred to as the "Rent") and shall be paid to Owner at the Facility or through any other manner approved by Owner in writing. Rent is due on the first day of each month without prior notice from Owner, written demand, or billing statement. Owner reserves the right to require that rent and other charges be paid in cash, certified check, or money order. Following execution of this Agreement, Occupant shall not be entitled to a refund of any portion of the first month's Rent. Owner hereby reserves the right to change the monthly Rent or other charges, as well as any other term of this Agreement, which change or changes, will become effective following 30 days' written notice to Occupant from Owner detailing the change. Any written notice from Owner will be delivered to Occupant by first-class mail or by e-mail at either the postal or e-mail address stated in this Agreement. It is Occupant's sole responsibility to update any address or contact information provided to Owner. Any new rental rate shall become effective and due the month after the 30-day period following written notice from Owner. If Occupant has made advanced rental payments prior to the effective date of the new rent, the new rent will be charged against such payments.

a. Partial Rent Payments. Owner, at Owner's sole discretion, may accept or reject partial Rent payments. Acceptance of partial payments of Rent by Owner shall not constitute a waiver of Owner's rights and Occupant

understands and agrees that acceptance of a partial Rent payment by Owner shall not delay or stop Owner from exercising its rights as provided herein.

DISCLOSURE OF LIENHOLDERS: UNDER COLORADO LAW, OCCUPANT IS REQUIRED TO DISCLOSE ANY LIENHOLDERS WHO MAY HAVE AN INTEREST IN ANY PROPERTY OCCUPANT IS STORING IN THE STORAGE SPACE AT THE FACILITY. C. R.S. § 38-21.5-101.5(1)(b).

Is there a lien on any items stored? No(If yes, Lien Addendum is required).

Tenant's signature

William Lodge

IP address: 209.215.109.58

Signed on: 05/14/2026

Is a vehicle or craft (i.e., automobile, motorcycle, snow mobile, trailer, boat, etc.)that requires state registration or licensing being stored by Occupant at the Facility? (If yes, Vehicle Addendum is required)

Tenant's signature

William Lodge

IP address: 209.215.109.58

Signed on: 05/14/2026

**Is Occupant a service member in the military?
(If yes, Military I.D. is required, and Military Addendum is required)**

Tenant's signature

William Lodge

IP address: 209.215.109.58

Signed on: 05/14/2026

Is Occupant a business? (If yes, a Business Addendum is required)

Tenant's signature

William Lodge

IP address: 209.215.109.58

Signed on: 05/14/2026

4. DESCRIPTION AND DECLARED VALUE OF PROPERTY STORED:

General Description: Clothing and sports stuff

Declared Value: Clothing and sports stuff

NOTICE OF LIMITATION IN VALUE OF OCCUPANT'S PROPERTY: PURSUANT TO COLORADO LAW, OWNER HEREBY

LIMITS THE ABOVE-WRITTEN DECLARED VALUE OF OCCUPANT'S PROPERTY TO \$5,000.00 FROM THE DATE OF EXECUTION UNTIL THIS AGREEMENT IS TERMINATED IN WRITING BY EITHER PARTY. BY ENTERING INTO THIS AGREEMENT, OCCUPANT ACKNOWLEDGES THAT ANY PROPERTY STORED AT THE FACILITY IS DEEEMED TO BE VALUED AT \$5,000.00 AND AGREES ANY CLAIM ASSOCIATED WITH OCCUPANT'S PROPERTY SHALL BE NO MORE THAN \$5,000.00. C.R.S. § 38-21.5-101.5(2).

By his/her/its or agent's signature, Occupant acknowledges the information provided above by Occupant is correct, accurate, and current:

By: William Lodge _____ Its: _____

Tenant's signature

William Lodge

IP address: 209.215.109.58

Signed on: 05/14/2026

5. FEES AND DEPOSITS. Concurrently with the execution of this Agreement, Occupant shall pay Owner \$26.00 as a non refundable new account administration fee.

In the event Occupant shall fail to pay the full Rent under Paragraph 3 of this Agreement, Occupant shall pay, in addition to any other amounts due, a late fee of \$20.00 or twenty percent of the monthly rental amount, whichever is greater, for each late rental payment. C.R.S. § 38-21.5-101.5(3). If Occupant is delinquent in the payment of Rent or any other charges due under this Agreement for more than thirty days, Occupant shall pay a lien handling charge, the cost for the lien will be \$120.00, whether or not a lien sale ultimately occurs.

6. USE OF STORAGE SPACE\NO BAILMENT. Occupant agrees that the Storage Space and Facility shall be used solely for the storage of Occupant's personal property and Occupant agrees that the Occupant will not use the Storage Space to store any property not belonging to Occupant or for any unlawful purpose. Occupant agrees to adhere to all restrictions concerning use of the Storage Space set forth herein in this Agreement, including any Addenda to this Agreement as detailed under Paragraph 3(B). Owner exercises neither care, custody nor control over Occupant's stored property. Occupant agrees to use the Storage Space only for the storage of property wholly owned by Occupant. **Occupant shall not store live or dead animals, any sort of consumable food or liquid, any item that creates a noxious odor, plants of any type or size, or parts of any plants, including any marijuana plants, marijuana edibles, or any derivative of a marijuana plant, including hashish or THC of any type or in any form, antiques, artworks, heirlooms, collectibles or any property having special or sentimental value to Occupant. Occupant shall not store any food or consumable product of ANY kind, and shall not inhabit the Storage Space. No electricity or any sort of combustible heating devices are allowed in the Storage Space without written approval of the Owner. Any Facility use of electricity must be approved by Owner in writing and the Occupant will agree to a monthly surcharge to compensate Owner for any such approved electric use. Occupant waives any claim for emotional or sentimental value attached to the stored property and further limits any claim associated with Occupant's property to \$5,000.00 as set forth in Paragraph 4 of this Agreement.** Nothing herein shall constitute any agreement or admission by Owner that Occupant's stored property has any value, nor shall anything herein alter the release by Occupant of any liability on the part of the Owner as set forth below in this Agreement. Occupant agrees that the Storage Space shall be used for passive storage only, which means that Occupant shall not run any type of business from the Storage Space or Facility, nor shall Occupant use the Storage Space or Facility to perform maintenance or repairs on vehicles, or use the Storage Space or Facility to create or repair or perform any type of artistic work. Owner is not engaged in the business of storing goods for hire and no bailment is created under this Agreement.

7. HAZARDOUS AND TOXIC MATERIALS OR PROPANE TANKS PROHIBITED. Occupant is strictly prohibited from storing or using materials in the Storage Space or at the Facility classified as hazardous or toxic under any local, state, or federal law or regulation, and from engaging in any activity which produces such materials or is otherwise unlawful. Occupant is strictly prohibited from storing any ammunition, gasoline, explosives, chemical agents, and any items that

may attract rodents or other animals or insects, and Occupant shall not store any items which may create a noxious or strong odor. Occupant's obligation of indemnity as set forth below specifically includes any costs, expenses, fines, or penalties imposed against the Owner, arising out of the storage or use of any hazardous, toxic, or otherwise unlawful material by Occupant and Occupant's agents, employees, invitees, or guests. Occupant agrees that Owner may enter the Storage Space at any time to remove and dispose of prohibited items. Occupant agrees to not store any item that may have an odor that may be detected by Owner outside of the Storage Space. Occupant shall not use any combustible materials or tools, for example, but not limited to, soldering equipment, nor shall Occupant store any chemicals of any type, whatsoever.

8. VALUE OF OCCUPANT'S PROPERTY AND INSURANCE ON OCCUPANT'S PROPERTY.

a. **Value of Occupant's Property.** Occupant hereby declares and agrees that the total value of the property stored in the Storage Space does not exceed **\$5,000.00**. Notwithstanding the fact that Occupant has waived or limited any and all claims against Owner as provided further herein in Paragraphs 4 and 9 of this Agreement. In the event Occupant files any claim against Owner or any of its representatives, Owner's maximum exposure for any property claim whatsoever shall not exceed \$5,000.00, regardless of the property stored by Occupant in the Storage Space.

b. **Insurance.** Occupant shall purchase and maintain a comprehensive insurance policy of fire, extended coverage endorsement burglary, vandalism, and malicious mischief insurance for 100% of the actual cash value of Occupant's property in the Storage Space. Insurance on Occupant's property is a material condition of this Agreement and is for the benefit of both Occupant and Owner. Failure of Occupant to carry the required insurance is a breach of this Agreement and will result in Occupant being self-insured for Occupant's property in the Storage Space. Occupant assumes all risk of loss to stored property in the Storage Space that would be covered by any such insurance. Occupant expressly agrees that the insurance company providing any such insurance for Occupant shall not be subrogated to any claim of Occupant against Owner or Owner's agents or employees for loss or damage to stored property. Occupant further acknowledges and agrees that Owner does not carry insurance for any of Occupant's property located in the Storage Space or at the Facility.

9. **RELEASE OF OWNER'S LIABILITY FOR PROPERTY DAMAGE.** Owner, and Owner's agents and representatives, shall not be liable for any damage to, or, loss of any of Occupant's property while Occupant's property is located at the Facility, or in the Storage Space. Occupant releases Owner from any claim or demand, of any kind, whether such claim lies in contract, tort, or equity, concerning any loss or damage to Occupant's property, including, but not limited to claims which could be brought per C.R.S. § 13-21-115, et. seq., (the Colorado Premises Liability Statute). Occupant hereby releases Owner for any damage or loss concerning Occupant's property resulting from any cause whatsoever, including, but not limited to, burglary, fire, water, damage, mysterious disappearance, rodents or insects, or acts of God.

a. **RELEASE OF OWNER'S LIABILITY FOR INJURY, LOSS, OR HARM.** Owner and Owner's agents, representatives, and employees shall not be liable to Occupant for injury, loss, or harm to any persons as a result of Occupant's use of the Facility or the Storage Space.

b. **INDEMNITY.** Occupant agrees to indemnify and hold harmless and defend Owner from all damage, loss, expense, claims, demands, actions or causes of action (including attorneys' fee and all costs) as a result of any claims concerning damages or injuries to any person or property arising out of this Agreement or in connection with Occupant's use of the Storage Space and the Facility. This indemnity obligation specifically extends to any actions, orders, penalties, or enforcement procedures made or brought by any governmental agency or insurance company in connection with any materials or property stored in Occupant's Storage Space or brought into the Facility by Occupant or friends, acquaintances, and/or family of Occupant.

10. **ACCESS.** Occupant shall only have access to the Storage Space and Facility during the hours and days posted at the Facility or as set forth in the Rules and Regulations. In Owner's sole discretion, Occupant's access to the Storage Space may be conditioned or limited in any manner deemed necessary by Owner to maintain order and protect security of the Storage Space and Facility. Such measures may include, but are not limited to, limiting hours of operation, requiring verification of Occupant's photo identity documents, requiring inspection of suspicious containers, and

requiring Occupant to sign in and out upon entering and leaving the Storage Space and Facility. Only the named Occupant shall have authority to access the Storage Space and Facility. Any other party wishing access to the Storage Space or Facility will first contact the Owner or its agents for written permission for such access. If any person fails to get such written permission, that person shall be considered a trespasser at the Storage Space and Facility. In addition, any Occupant or person in the Storage Space or in the Facility outside of stated hours shall be considered trespassing and the Owner or its agents may have such person removed from the Facility by law enforcement. **In the event Occupant fails to pay the monthly Rent or other charges for more than thirty days following written notice from Owner, Owner shall have the right to restrict Occupant from access to the Facility and Storage Space. Occupant shall ensure there is a suitable lock, as described in Paragraph 12, attached to the door of the Storage Space to safeguard Occupant's property. Should Occupant fail to pay Rent or any other charges for more than thirty days following written notice from Owner, Owner reserves the right to cut and remove Occupant's lock from the Storage Space and Owner may attach its own lock to the Storage Space. Owner reserves the right to access the Storage Space at any time to ensure compliance with this Agreement and applicable law.**

11. ALTERATIONS. Occupant shall not make or allow any alterations of any kind whatsoever to the Storage Space without, in each instance, the prior written consent of the Owner.

12. LIENS ON OCCUPANT'S PROPERTY\SECURITY OF STORAGE SPACE. Occupant agrees that other than the Owner's Lien afforded by Colorado law, there are no other liens on Occupant's property. An Addendum to this Agreement must be completed if there are any lienholders on Occupant's property (other than Owner's lien), and for each stored vehicle. In the absence of such Addendum being completed, the storage of any property subject to liens (other than Owner's lien) and any vehicle will be deemed in violation of this Agreement and an incident of default and such property shall be subject to removal from the Storage Space and the Facility. Occupant agrees to be solely responsible for providing a lock to secure access to the Storage Space, which Occupant, in Occupant's sole discretion, deems adequate to secure access to the space. In the event any of Occupant's locks are rendered ineffectual for their intended purpose from any cause, or the Storage Space becomes unsecured for any reason, Owner may, but is not obligated to, take whatever measures Owner deems reasonable to re-secure the Storage Space, with or without notice to Occupant, in Owner's sole discretion. The fact the Owner has taken measures to re-secure access to Occupant's Storage Space shall not serve to alter the limitations on Owner's liability as set forth in this Agreement, nor shall such measures be deemed a conversion of Occupant's stored property. Occupant shall also be solely responsible for any damages, losses, or injuries arising out of access to the Storage Space as a result of Occupant's failure to secure the Storage Space.

13. RIGHT TO ENTER, INSPECT, AND REPAIR STORAGE SPACE. Occupant shall grant Owner, Owner's agents and representatives, or the representatives of any governmental authority, including police and fire officials, access to the storage space upon three (3) days' written notice to Occupant. In the event Occupant shall not grant access to the Storage Space as required, or in the event of an emergency or upon default of any of Occupant's obligations under this Agreement, Owner, Owner's agents and representatives, or the representative of any governmental authority shall have the right, but not the obligation, to remove Occupant's lock and enter the Storage Space for the purpose of examining the Storage Space, including its contents, or for the purpose of making repairs or alterations to the Storage Space and taking such other action as may be necessary or appropriate to preserve the Storage Space, and the Facility as a whole, or to comply with any applicable local, state, or federal law, or regulation governing hazardous or toxic substance, material, or waste, or to enforce any of Owner's rights. In the event of any damage or injury to the Storage Space or the Facility arising from the negligent or deliberate act or omissions of the Occupant, or for which Occupant is otherwise responsible, all expenses, fees, and costs reasonably incurred by the Owner to repair or restore the Storage Space or the Facility, including any expense incurred in connection with any investigation of site conditions, legal fees, or any cleanup, removal or restoration work required by an applicable local, state or federal law or regulation, or agency regulating any hazardous or toxic substance, material, or waste, shall be paid by the Occupant as an additional charge and shall be due immediately upon written demand by the Owner.

14. NO WARRANTIES. Owner hereby disclaims any implied or express warranties, guarantees, or representations of the nature, condition, safety, or security of the Storage Space and the Facility and Occupant hereby acknowledges, as provided in Paragraph 1, that Occupant has inspected the Storage Space and the Facility and hereby acknowledges and agrees that Owner does not represent or guarantee the safety or security of the Storage Space or the Facility or of any

Occupant's property stored therein, and this Agreement does not create any contractual duty for Owner to create or maintain such safety or security.

15. TERMINATION, DEFAULT, OWNER'S LIEN, AND ABANDONMENT.

a. **TERMINATION.** Owner and Occupant may terminate this Agreement at any time by giving written notice to the other party to this Agreement no less than thirty (30) days before the Storage Space and Facility will be vacated (the "Move-Out Date"). Upon written notice of termination, Occupant shall remove all property from the Storage Space and the Facility and leave the Storage Space in the same condition as delivered to Occupant. Occupant is required to remove all property from the Storage Space and Facility no later than the Move-Out Date. Regardless of the actual date Occupant removes property from the Storage Space and Facility, Occupant agrees to notify Owner in writing once move out is complete. If Owner is required to dispose of any property of Occupant after the Move-Out Date, Owner may charge a reasonable fee for disposal of that property. The removal fee will depend upon the nature and extent of property left in the Storage Space or Facility by Occupant. There shall be no pro rata deduction of any monthly rent, unless Occupant has paid in advance for monthly rent, and Occupant will be responsible for any Rent due as a result of Occupant's failure to terminate this Agreement in a timely manner and pursuant to applicable notice requirements.

b. **DEFAULT.** This Agreement may, at the option of Owner, be terminated upon any default by Occupant under the terms set forth herein, or the abandonment of the Storage Space by Occupant. If Occupant fails to perform any of the terms and conditions of this Agreement, or in the event Occupant files a voluntary petition in bankruptcy or suffers an involuntary petition in bankruptcy, Occupant shall be deemed in default in the performance of this Agreement, and, without prejudice to any other remedies available to Owner, Owner may terminate this Agreement, cut any lock on the Storage Space, and seize and sell Occupant's property from the Storage Space, which shall be in compliance with C.R.S. Sec.38-21.5-101, et. seq. Owner's decision to pursue one remedy shall not prevent Owner from pursuing other available remedies. Occupant agrees that upon any instance of default, Occupant shall not have access to the Storage Space or the Facility until such time as the default has been cured and Owner acknowledges in writing that the default has been cured.

c. **OWNER'S LIEN.** Owner may enforce the Owner's lien established by Colorado law, which enforcement may include removal of Occupant's lock, inspection and inventory of the property of Occupant in the Storage Space, and by selling Occupant's property stored in the Storage Space if no payment has been received for a continuous thirty-day period. Occupant shall be responsible for all fees, costs, and expenses associated with Owner's enforcement of any lien established by Colorado law, including reasonable attorneys' fees, if applicable. Any sale of Occupant's property shall be in compliance with C.R.S. § 38-21.5-101, et seq., which may include a sale by online auction pursuant to C.R.S. § 38-21.5-103. Net proceeds of the sale shall be paid to Owner in the following order: (1) first, to reimburse Owner for any fees, costs, and expenses of the sale, which costs shall include fees and costs for accessing the Storage Space, publication, auction, and a lien-sale fee assessed against the Occupant of \$120.00, which fee shall help defray the costs to Owner of completion of the sale; and (2) second, to reimburse Owner for any amounts owed to Owner from Occupant for past due rents, late fees, and other applicable charges. This Agreement shall terminate on the date of any such sale. Such sale shall not release Occupant from amounts owed to Owner following sale of Occupant's property.

d. **ABANDONMENT.** Occupant agrees that Occupant shall be deemed to have abandoned the Storage Space upon the following: (1) the leaving behind of any property in the Storage Space upon the termination of this Agreement; (2) upon default of this Agreement after notice has been provided from Owner to Occupant per Colorado law; and (3) upon Owner observing the Storage Space and finding it unlocked or other evidence which would allow a reasonable person to conclude the Storage Space had been abandoned. In the event of an abandonment, Owner may dispose of Occupant's property as Owner sees fit and in its sole discretion, and Owner shall not be held responsible for the removal, destruction, or dissemination of any of Occupant's property deemed abandoned in the Storage Space or Facility.

16. DENIAL OF ACCESS. Upon the occurrence, and during the continuation of any default under this Agreement, Owner may, in addition to any liens or remedies provided by law or this Agreement, deny Occupant access to the Storage Space and the Facility as well as to any property stored by Occupant in the Storage Space or Facility, which may include the removal of any lock used by Occupant on the Storage Space and the placement of another lock by Owner.

- 17. CONDITION OF STORAGE SPACE UPON TERMINATION.** Upon termination of this Agreement, Occupant shall remove all personal property from the Storage Space and Facility, including removal of any lock on the entrance to the Storage Space, unless such property is subject to Owner's rights as referenced herein, no later than the Move-Out Date.. In addition, Occupant shall immediately deliver possession of the Storage Space to Owner no later than the Move-Out Date and the Storage Space shall be in the same condition as delivered to Occupant on the Date of Execution of this Agreement.
- 18. RELEASE OF OCCUPANT INFORMATION.** Occupant hereby authorizes Owner to release any information regarding Occupant and Occupant's tenancy as may be required by law or as requested by governmental authorities or agencies, law enforcement agencies, or courts.
- 19. NOTICES.** All notices required by this Agreement shall be sent by first-class mail postage prepaid or e-mail to Occupant's last known address or to the electronic mail address provided by the Occupant in this Agreement. Notices shall be deemed given when deposited with the U.S. Postal Service or when sent by electronic mail as provided by Colorado law. All statutory notices shall be sent as required by applicable law.
- 20. CHANGE OF ADDRESS.** Occupant must provide address and contact information changes (including telephone numbers, email addresses, and any other contact information changes) to Owner in writing within ten (10) days of the change of address. Such changes will become effective when received and recorded by Owner. It is Occupant's responsibility to verify that Owner has received and recorded the requested change of address. Such address shall be used for all notices under this Agreement or required by law. Failure to comply with this provision shall constitute a waiver by Occupant of any defense or claim based on a failure of Owner to give notice.
- 21. SUCCESSION.** All of the provisions of this Agreement shall apply to, bind, and be obligatory upon the heirs, executors, administrators, representatives, successors, and assigns of the parties to this Agreement.
- 22. ASSIGNMENT.** Occupant shall not assign or sublease the Storage Space or any portion thereof without, in each instance, the prior written consent of Owner. Owner may assign or transfer this Agreement without the consent of Occupant and, after such assignment or transfer, Owner shall be released from all obligations occurring after such assignment or transfer.
- 23. CONSTRUCTION AND SEVERABILITY.** This Agreement shall be governed and construed in accordance with the laws of the State of Colorado. Whenever possible, each provision of this Agreement shall be interpreted in such manner as to be effective and valid under applicable law, but, if any provision of this Agreement shall be invalid or prohibited under such applicable law, such provision shall be ineffective only to the extent of such prohibition or invalidity without invalidating the remainder of such provision or the remaining provisions of this Agreement.
- 24. RULES AND REGULATIONS.** The entirety of the Rules and Regulations, which are posted in a conspicuous place at the Facility, are hereby made a part of this Agreement and Occupant shall comply at all times with such rules and regulations. Owner shall have the right from time to time to promulgate amendments and additional rules and regulations for the safety, care, and cleanliness of the Storage Space, Facility, and all common areas, or for the preservation of good order and, upon the posting of any such amendments or additions in a conspicuous place at the Facility, they shall become a part of this Agreement.
- 25. WAIVER OF JURY TRIAL.** Owner and Occupant waive their respective rights to trial by jury of any cause of action, claim, counterclaim, or cross complaint, in any action brought by Owner against Occupant, or Occupant against Owner, or Owner's agents, or employees, on any matter arising out of or in any way connected with this Agreement, Occupant's use of the Storage Space, or any claim of bodily injury or property loss or damage, or the enforcement of any remedy under any law, statute, or regulation. This jury trial waiver is also made by Occupant on behalf of any of Occupant's agents, guests, or invitees.
- 26. DEATH OF OCCUPANT.** Upon the death of Occupant, any person wishing access to the Storage Space shall

provide Owner a valid copy of Occupant's death certificate, as well as letters issued by the controlling court providing the party the right to gain access.

27. ADDENDA. Any Addenda executed pursuant to this Agreement, including addenda to the Rules and Regulations, shall be deemed incorporated herein. In the event of any conflict between the terms and conditions of this Agreement and any Addendum, the terms and conditions of this Agreement shall control.

28. ENTIRE AGREEMENT. This Agreement sets forth the entire agreement of the parties with respect to the subject matter hereof and supersedes all prior agreements or understandings with respect thereto. There are no representations, warranties, or agreements by or between the parties which are not fully set forth herein and no representative of Owner or Owner's agents is authorized to make any representations, warranties, or agreements other than as expressly set forth herein. The express terms and conditions of this Agreement shall only be amended by a writing signed by both parties.

29. LIEN HOLDER INFORMATION. Please provide below the name and address of any lienholder with an interest in the property that you will be storing in the Storage Space. Occupant hereby agrees to immediately update this information should a lien be placed on any of Occupant's stored property. (If none, write "none"):

30. PREVAILING PARTY. Should a dispute arise between the parties in relation to this Agreement or Occupant's use of the Storage Space or Facility, the Owner shall be entitled to its reasonable attorneys' fees, costs, and expenses.

31. LOCK FEE. Should Owner be required, at any time, to remove a lock placed by Occupant, for any reason, including, but not limited to, security or default, a non-refundable fee of \$50 will be assessed against Occupant and included in the following month's Rent.

32. PROHIBITION AGAINST LOITERING AND HABITATION. The Occupant shall not use the Storage Space, nor any area on or near the Facility, for residential or habitation purposes at any time. Additionally, Occupant shall not loiter at the Facility, spend excessive or unnecessary time in or around the Facility, or interfere with the use of the Facility by other occupants. Any violation of these prohibitions shall be grounds for immediate termination of this Agreement.

OCCUPANT HAS HEREBY REVIEWED THIS ENTIRE RENTAL AGREEMENT, INCLUDING ALL TERMS AND CONDITIONS AND ADDENDA. OCCUPANT HAS ALSO RECEIVED A COMPLETE SIGNED COPY OF THIS RENTAL AGREEMENT, INCLUDING ALL ADDENDA.

IN WITNESS WHEREOF, the parties hereto have executed this RENTAL AGREEMENT the day and year first above written.

Tenant's signature

William Lodge

IP address: 209.215.109.58

Signed on: 05/14/2026

Occupant Signature

William Lodge

Occupant Name (Please Print)

2323 Curtis Street _____ Denver, CO _____ 80205
Occupant's Residence - Street Address and Apt, City, State and Zip Code

OWNER: Greenbox I LLC

By Authorized Employee: Ethan Anderson

Authorized Employee Signature:

Landlord's signature

Ethan Anderson

IP address: 23.24.130.105

Signed on: 05/15/2026

;

Email address of Owner or Owner's Manager: manager1@greenboxselfstorage.com

Occupant's Contact Information

(404) 425-9820_ 9832172147

Home Phone # Cell Phone #

9832172147_williamlodge12@gmail.com

Business Phone # / Email Address

171570619

Driver's License #

EMERGENCY CONTACT INFORMATION (Optional)

In the event of an emergency (such as flooding or theft) you may provide, if any, alternate emergency contacts should we be unable to get in contact with you. By providing this information, Occupant acknowledges and agrees Owner has no obligation to contact or attempt to contact this emergency contact person in the event of a default or for any other reason concerning this Agreement.

Emergency contact name: William Thomas Lodge ; telephone numbers: 9832172147