CERTIFICATE OF STORAGE INSURANCE

TENANT INSURANCE UNDER MASTER POLICY NUMBER: XER847299000

This is to certify that the Tenant named below has arranged insurance as hereinafter specified underwritten by Ohio Indemnity Company and administered by Xercor Insurance Services LLC

Tenant: [TENANT_NAME] **Unit or Space Number**: [UNIT_NUMBER]
Self-Storage Name: [NAMED_INSURED]
Self-Storage Facility Address: [INSURED_ADDRESS]

This is a condensed version of the Master Policy issued to the Self-Storage Facility named above and contains a summary of the terms, conditions and limitations with respect to the specific coverage for the Tenant named above. A complete version of the master policy may be viewed at the Self-Storage Facility address shown above.

DEFINITIONS:
When used in reference to this insurance, "**you**", "**your**", or "**Tenant**", refer to Tenant listed above and named as the renter, lessee, or tenant in the Rental Agreement. In addition, certain words and phrases are defined as follows:
"Actual Cash Value" or **"ACV"** means the value of the covered property of like kind and quality on the Date of Loss.
"Burglary" means the act of stealing property by Forcible Entry into the Storage Space or Unit. Burglary is not deemed to have occurred unless the Storage Space or Unit was securely locked at the time of the Forcible Entry. Visible signs of Forcible Entry must be evident. The mere absence of a lock, the presence of a lock other than the lock placed on the Storage Space or Unit, or missing property will not constitute Forcible Entry. For Storage Spaces or Units with electronic locking systems, Forceable Entry may be demonstrated by valid documentation of unauthorized access through the Owner's security system. Actions taken by the Owner for lien enforcement procedures will not constitute Forcible Entry.
"**Coverage Limit**" means the amount of insurance printed on the Enrollment Form or Rental Agreement and is the most We will pay for all coverages for a single Occurrence.
"Covered Property": The personal property covered under each Certificate of Storage Insurance consisting of Your personal property while it is stored in the rental space described in the Rental Agreement. We will also cover the personal property of others for which You may be liable or have assumed liability prior to a loss while in storage within the storage space described in the Rental Agreement.
"Date of Loss" means the date on which the Loss occurred or in the event of Burglary or Vandalism the incident date evidenced by a police report filed by You. If the Date of Loss cannot be determined, then it will be the date the Loss was discovered by You or the Owner.
"Debris Removal" means the necessary expense incurred for the removal of debris of, or from, the Covered Property following a covered Loss. It does not include expenses for removing abandoned or discarded Covered Property unless it was damaged by a covered Loss.
"**Effective Date**" means the date this insurance begins and is the date shown on the Enrollment form or Rental Agreement. This insurance shall remain in effect until terminated or cancelled as provided by this certificate.
"Enrollment Form" means the "Tenant Enrollment Form" or Rental Agreement completed and signed by You.
"**Extra Rental Expense**" means extra expense necessarily incurred by You for the rental of substitute storage space when occupancy of the Storage Space or Unit is prevented as a result of Loss or damage to the Storage Facility. Coverage for Extra Rental Expense only applies to the additional expense incurred, which is the difference between the cost of the substitute space and the original Storage Space or Unit and only for the number of days specified in the policy.
"Forcible Entry" means breach by physical damage to a lock, door, wall, or entrance into a Storage Space or Unit, as well as breach by cyber-attack to any electronic means of entry of a Storage Space or Unit.
"Loss" means a direct, sudden and accidental physical damage to or loss of **Covered Property** due to a **Covered Peril**, or damage caused over a period of time to **Covered Property** due to **Mold** but does not include damage that existed prior to the effective date of this certificate.
"**Occurrence**" means an accident, including continuous or repeated exposure to substantially the same harmful conditions.
"**Owner**" means the owner, landlord, lessor, facility manager, or operator of the Storage Facility and named in the Rental Agreement.
"Payment Due Date" means the date the premium is due from You for the coverage provided by this policy as specified in the Enrollment Form or Rental Agreement.
"**Premium**" means the amount shown in the Enrollment Form or Rental Agreement and is the monthly premium for this insurance.
"**Property Damage**" – means damage to real property, including fixtures and attachments to real property, to the Storage Space or Unit or the Storage Facility listed in the Rental Agreement, but does not include damage that is expected or intended from the standpoint of the Tenant or loss of use of that property.
"Rental Agreement" – means the lease or rental agreement executed and in effect between You and the Owner.

"**Storage Facility**" means the building, facility, or location where You will store covered property subject to the terms of the Rental Agreement.
"Storage Space or Unit" means a space or unit rented to You by the Owner that is specifically described in the Rental Agreement.
"**Transit Coverage"** means Loss of Covered Property by fire or by the collision or overturn of a motor vehicle or trailer upon which the Covered Property is being transported to or from the Storage Space or Unit, provided the motor vehicle or trailer is in transit within the Transit Maximum Miles Limit. This coverage does not apply if the Covered Property is a Vehicle while it is being driven.
"Vandalism" means willful or intentional damage to another's property, including acts of malicious mischief and wanton, reckless or deliberate disregard of another's property. There must be visible signs of damage and corroboration by witnesses or security camera recordings to validate the damage was caused by Vandalism.
"**Vehicle**" means land motor vehicle, boat, recreational vehicle, mobile equipment or trailer.
"Vermin" means moths, insects, worms, rodents or other small animals.
"**We**", "**us**", "**our**" and "**Company**" refer to Ohio Indemnity Company.
"Landslide" means the movement of destabilized land due to erosion, snow or water accumulation, or other environmental factors. **Landslide** does not include earth movement due to sinkhole collapse or earthquake.
"Volcanic Eruption" means the expulsion of molten rock, gas, and ash from a volcano.
"Sinkhole Collapse" means the sudden sinking or collapse of land into underground cavities.
"Earthquake" means sudden shaking or trembling of the ground caused by seismic waves through the earth's rocks or movement of the earth's crust or underground plates.
"Mold" means mildew, mold, fungus, bacteria, wet or dry rot, including the cost of removal of the mildew, mold, fungus, bacteria, wet or dry rot only if all reasonable means were used to save and preserve the **Covered Property** from further damage at the time of discovery of the **Loss.**
"Flood" means water from overflowing inland or tidal waters, surface water, waves, tides, tidal waves, tidal surge, tsunami, rising water from an underground water source including leaking or damaged pipes, overflow of any body of water, or their spray, all whether driven by wind or not.

COVERED PERILS: We cover direct loss to covered property caused by the following perils, except as otherwise excluded, but limited to the Coverage Limit.
A. Fire or lightning
B. Windstorm or hail
C. Cyclone, tornado, or hurricane
D. Explosion or sonic boom
E. Strikes, riots or civil commotion
F. Aircraft, self-propelled missiles or spacecraft
G. Vehicles
H. Smoke
I. Vandalism
J. Falling objects, provided the exterior of the buildings containing the Covered Property is first damaged by such falling objects
K. Weight of ice, snow or sleet
L. Collapse of buildings containing the Covered Property except if due to sinkhole collapse or earthquake
M. Water damage, including damage due to **Flood**
N. Certified acts of terrorism
O. Other: **Landslide, Volcanic Eruption, Sinkhole Collapse, Earthquake**

ADDITIONAL COVERAGES: We will also provide these additional coverages up to the Coverage Sub-Limits stated below. These additional coverages do not increase the Coverage Limit.
BURGLARY: 100% of the Coverage Limit for Loss by burglary.
DEBRIS REMOVAL: 25% of the Coverage Limit to cover Debris Removal.
TRANSIT: 100% of the Coverage Limit for Transit Coverage within 100 miles of the Storage Facility.
EXTRA RENTAL SPACE: 25% of the Coverage Limit for Extra Rental Expense up to 180 days.

EXTENDED ADDITIONAL COVERAGES:
MOLD: We will pay up to $500 for Loss or damage caused by direct physical loss or damage to covered property resulting from mildew, mold, fungus, bacteria, wet or dry rot, including the cost of removal of the mildew, mold, fungus, bacteria, wet or dry rot, that occurs during the Certificate Period and only if all reasonable means were used to save and preserve the property from further damage at the time of and after that Occurrence.
VERMIN: We will pay up to $500 to cover loss or damage caused by moths, worms, insects, rodents, vermin or other small animals, but no coverage if food, food products, food residue, foodstuffs, items for consumption by humans or

animals, odorous or other items that attract vermin, rodents, moths, or insects are stored within the Storage Space or Unit or in with Covered Property, or if the Vermin are brought to the storage unit by the You or anyone at Your Direction.
PERSONAL PROPERTY IN OUTDOOR VEHICLE: We will pay up to **Coverage Limit** for direct physical loss to personal property stored and locked within a Vehicle stored outside at the premises described in the Rental Agreement caused by or resulting from any Covered Cause of Loss except due to hail.
OUTDOOR VEHICLE: We will pay up to **Coverage Limit** for direct physical loss to property that consists of Vehicles and parts or accessories permanently attached to the Vehicles and stored outside at the Storage Space described in the Rental Agreement caused by or resulting from any Covered Cause of Loss except due to hail.
TOWING EXPENSE: We will pay up to $500 to reimburse You for the cost of towing or other transportation expense after a covered loss if the covered property is a Vehicle that cannot be safely driven as a direct result of loss. You must submit a valid receipt for the towing expenses incurred.
FLOOD: We will pay up to $1,000 for direct physical loss or damage to covered property caused by flood which means water from overflowing inland or tidal waters, surface water, waves, tides, tidal waves, tidal surge, tsunami, rising water from an underground water source including leaking or damaged pipes, overflow of any body of water, or their spray, all whether driven by wind or not.

EXCLUSIONS: We do not provide coverage for any of the following:

(a) Accounts, bills, currency, deeds, evidences of debt, evidence of ownership, contracts and titles, securities, negotiable instruments, money, lottery tickets, notes, antiques, animals, birds, fish, taxidermy, jewelry, watches, semi- precious or precious stones, furs, or garments trimmed with fur, breakage of glass or similar fragile articles, illegal drugs, food, alcohol, explosives, firearms, ammunition, gold, silver, silverware, silver-plated or gold-plated ware, precious metals or alloys, cremation urns or their contents, cigarettes or other smoking materials or devices.

(b) Any **Loss** caused by or resulting from wear and tear, gradual deterioration, maintenance, inherent vice, latent defect, atmospheric or changes in temperature, delay, loss of use, or loss of market.

(c) Loss or damage caused by cigarettes or other smoking materials, unless fire ensues.

(d) Loss or damage caused by the Your neglect to use all reasonable means to save and preserve the covered property at and after the Occurrence of any covered peril, or when the covered property is endangered by a covered peril.

(e) Loss or damage caused by Your dishonest, criminal or intentional acts at Your direction. We shall not deny payment to an innocent co-insured if the loss arose out of a pattern of domestic violence and abuse and the perpetrator of the loss is criminally prosecuted for the act causing the loss.

(f) Loss or damage of contraband or caused by illegal transportation or trade.

(g) Loss caused by property or activity in violation of the Rental Agreement.

(h) Loss caused by theft, except burglary.

(i) Loss or damage caused by mysterious or unexplained disappearance or shortage found upon taking inventory.

(j) Loss caused by a pre-existing condition.

(k) Any loss, damage, liability, claim, cost or expense of any nature caused by or resulting from a Communicable Disease or the fear or threat of a Communicable Disease. “Communicable Disease” means any disease which can be transmitted directly or indirectly from one organism to another organism, where the disease is caused by a substance or agent which is a virus, bacterium, parasite or other organism or any variation, whether deemed living or not.

(l) Loss caused by war risk and governmental action: The insurance evidenced by this policy does not apply to loss caused directly or indirectly by or due to any act or condition incident to the following: Hostile or warlike action in time of peace or war, including action in hindering, combating, or defending against an actual, impending or expected attack, by any government or sovereign power (de jure or de facto), or by any authority maintaining or using military, naval or air forces; or by military, naval or air forces or by an agent of any such government, power, authority or forces, it being understood that any discharge, explosion or use of any weapon of war employing nuclear fission or fusion shall be conclusively presumed to be such a hostile or warlike action by such governmental power, authority or forces.

(m) Loss due to insurrection, rebellion, revolution, civil war, usurped power or action taken by governmental authority in hindering, combating or defending against such an Occurrence, and seizure or destruction under quarantine, or customs regulations, confiscation by order of any government or public authority.

(n) Losses caused by nuclear hazards: “Nuclear Hazard” means any nuclear reaction, radiation or radioactive contamination, all whether controlled or uncontrolled of however caused or any consequence of any of them. Loss caused by the nuclear hazard shall not be considered loss caused by fire, explosion, or smoke, whether these perils are specifically named in or otherwise included within the “Covered Perils” clause. The insurance evidenced by this policy does not apply to loss caused directly or indirectly by nuclear hazard, except that direct loss by fire resulting from the nuclear hazard is covered.

(o) Loss that occurs when the Certificate of Storage Insurance is not in force.

(p) Loss resulting from infidelity or any dishonest, fraudulent or criminal act by You or at Your direction.

(q) **Loss** caused by **Vermin** if food, food products, food residue, foodstuffs, items for consumption by humans or animals, odorous or other items that attract vermin, rodents, moths, or insects are stored within the **Storage Space or Unit** or

in with **Covered Property**, or if the **Vermin** are brought to the storage unit by the **Tenant** or anyone at the direction of the **Tenant**.

DEDUCTIBLE: $100 per Loss occurrence.

TERMINATION OF INSURANCE: This insurance shall automatically terminate without notice:
On the date the Rental Agreement is terminated; or on the first day You fail to pay the Premium in full for this insurance by the Premium Due Date, or as provided in the Cancellation clause shown below. Premium for the month of termination is fully earned and there shall be no return Premium due for such month.

LOSS SETTLEMENTS: The value of the **Covered Property** will be determined at the time of **Loss** and will not exceed the lesser of the following:
(a) The cost to replace the damaged or stolen **Covered Property** without deduction for depreciation;
(b) The cost of cleaning, repairing or restoring the damaged **Covered Property** to the condition immediately before the **Loss**; or
(c) The cost of replacing damaged or stolen **Covered Property** with property of like kind and quality.
(d) The **Coverage Limit**.
(e) The coverage sub-limit if the **Loss** is covered by an Additional Coverage.
If the damages to Covered Property occur on different dates, each date will be adjusted as separate Losses and any deductible will be applied separately to each Loss.

DUTIES AFTER A LOSS: You must
1. Give prompt notice to the Owner at the site location and to our PROGRAM ADMINISTRATOR. The notice should include: (a) How, when and where the Loss occurred; (b) The property involved and your interest in it; and (c) The names and addresses of any witnesses.
2. Provide a copy of a police report if the loss is caused by burglary or vandalism.
3. Provide a notarized sworn statement if requested.
4. Permit Us to inspect the damaged property before its disposal or repair.
5. Cooperate with us in any investigation, settlement or suit, including examination under oath.
6. Provide color photographs and all pertinent records needed to verify the loss.
7. Take reasonable steps to protect the covered property from further loss.
8. Not make any settlement, offer a reward, or assume any expenses unless authorized by Us in writing.

Contact the PROGRAM ADMINISTRATOR AT:

Xercor Insurance Services LLC
8425 Woodfield Crossing Blvd, Ste 101E
Indianapolis, IN 46240
(844) 769-2904

CONCEALMENT, MISREPRESENTATION AND FRAUD: If You commit fraud by intentionally concealing or misrepresenting a material fact concerning the insurance evidenced by this Certificate, covered property or interest in the covered property, or in the presentation of a claim under the insurance evidenced by this Certificate we may cancel the insurance under this policy by giving 15 days notice after the discovery of such fraud and you may be subject to prosecution.

EXAMINATION UNDER OATH: Before recovering for any Loss, if requested, You must:
(a) Permit us to inspect the damaged property before it is disposed of or repaired;
(b) Send us a sworn statement of Loss containing the information we request to settle the claim within 60 days of our request;
(c) Agree to examinations under oath at our request, and produce others for examination under oath at our request;
(d) Provide us with all pertinent records needed to prove the Loss; and
(e) Cooperate with us in the investigation or settlement of the Loss.

APPRAISAL: If You do not agree with Our determination of the amount of Loss, You may, demand an appraisal of the Loss. In that event, each party will select a competent appraiser. The appraisers will select a competent and disinterested umpire. The appraisers will state separately the Actual Cash Value and the amount of Loss. If they fail to agree, they will submit the dispute to the umpire. An award in writing of any two will determine the amount of Loss. Each party will each pay their chosen appraiser and will bear equally the other expenses of the appraisal and the umpire.

LOSS PAYMENT/OTHER RECOVERIES: We will pay any Loss covered under this insurance within 30 days after we reach agreement with You, the entry of final judgment or the filing of an arbitration award, whichever is earlier. We will not be liable for any part of a Loss which has been paid or made good by others.

LEGAL ACTION AGAINST US: No one may bring legal action against us unless there has been full compliance with all terms of the insurance evidenced by this certificate and such action is brought within two years after You has knowledge of a Loss.

TRANSFER RIGHTS OF RECOVERY AGAINST OTHERS TO US: If We make any payment for a Loss we entitled to recover what We paid You from other legally responsible parties after You have been fully reimbursed for the Loss. After We have fully reimbursed you:
1. You must transfer to Us Your right of recovery against any other party. We shall not exercise Our right of recovery against You provided you did not deliberately caused the Loss.
2. If You effect separate settlement and release any person or organization responsible for Loss, We shall have the right to claim against You up to the amount paid by Us.
3. If We pay You, as a victim of "domestic abuse", for a Loss caused by an act of "domestic abuse", Your rights to recover damages from the perpetrator of the abuse are transferred to Us to the extent of Our payment. You may not waive such rights to recover against the perpetrator of the "domestic abuse".
As used in this endorsement, "domestic abuse" means:
a) Physical harm, bodily injury, assault or the infliction of fear of imminent physical harm, bodily injury or assault between family or household members;
b) Sexual assault of one family or household member by another;
c) Stalking of one family or household member by another family or household member; or
d) Intentionally, knowingly or recklessly causing damage to Covered Property so as to intimidate or attempt to control the behavior of another family or household member.
Any recovery We obtain from a third party will first be allocated to You including amounts above the policy limit or below the deductible.
PAIR, SET OR PARTS: In case of Loss to any part of a pair or set we may repair or replace any part to restore the pair or set to its valuation before the Loss or pay the difference between the valuation of the pair or set before and after the Loss. In case of Loss to any part of covered property, consisting of several parts when complete, we will pay only for the valuation of the lost or damaged part.

CANCELLATION: The insurance evidenced by this Certificate may be canceled at any time by You or the Owner upon providing notice in writing to the Program Administrator. The insurance evidenced by this certificate shall automatically terminate in event of non-payment of Premium or if the Rental Agreement is terminated. Any applicable unearned Premium for the month of cancellation will be returned. If any part of this paragraph is in conflict with specific state requirements the state requirements will apply.

CHANGES: This Certificate and the Master Policy contains agreements between the Tenant, the Owner and Us concerning the insurance afforded. This policy's terms can be amended or waived only by endorsement issued by us and made a part of the Master Policy.