Terms and Conditions

Updated November 2026. The following Terms and Conditions apply:

The “Lessor” hereby rents to the Lessee a storage unit (a Top Unit, Bottom Unit or Room Unit, as stated on the rental agreement) situated at the Lessor’s premises at 518 West Avenue, Ferndale Extension 11, Randburg, 2194.

1. The Lessee chooses the storage unit as its domicilium citandi et executandi.
2. Apple Storage is not responsible for damage or loss of any kind whatsoever of the client’s goods. Apple Storage does not provide insurance for your stored goods. Insurance for your stored goods is your responsibility.
3. Either of the parties is entitled to terminate this agreement by giving 1 calendar month (1-30/31) written notice. The Lessee must give written notice to the Lessor of the intention to vacate the unit and terminate the Agreement, provided that should such notice of termination expire prior to the end of a calendar month, the full month’s Rental shall still be payable in respect of that month.
4. Should you fail to vacate the unit and remove its lock on the last day of the relevant month, then this Agreement shall automatically renew for further periods of 1 (one) month each thereafter.
5. You agree and acknowledge that there are no pro-rated Rental refunds in the event that you vacate the unit before the last day of the month.
6. If the Lessee breaches any of the conditions contained in this agreement, the Lessor may summarily cancel the agreement and take repossession of the unit.
7. If the Lessee is in breach of any of his obligations as set out herein, he specifically agrees and consents to the following:
    - 7.1 The Lessor may over-lock the unit until the Lessee has rectified any such breach.
    - 7.2 All goods stored in the unit, regardless of who the owner of such goods may be, will be subject to the Lessor’s hypothec, and will serve as security for any claim that the Lessor may have against the Lessee.
    - 7.3 Non-payment by the 14th will result in the Lessor seizing the goods of the Lessee to be sold by the Lessor to recuperate losses incurred.
8. The Lessee will be liable for all legal costs incurred by the Lessor on a scale as between attorney and own client.
9. Wherever in these Rules and Regulations the word "Lessee" is used, it shall be taken to apply to and include the Lessee and his or her servants, clerks, employees, agents and other representatives, visitors, customers, clients, patients, and common carriers and is to be deemed of such number and gender as the circumstances require. The word "rooms" is to be taken to include the space covered by the Lease. The word "Lessor" shall be taken to include any agent of the Lessor.
10. The streets, pavements, parking lots, alleyways, entrances and common areas shall not be obstructed by the Lessee, or used by the Lessee for any purpose other than for ingress and egress.
11. Water apparatus or fire hoses shall not be used for any purposes other than those for which they were constructed.
12. The Lessee shall not do anything in the leased space, or bring or keep anything therein, which will in any way increase or tend to increase the risk of fire or the rate of fire insurance, or which shall conflict with the regulations of the Fire Department or the fire laws, or with any insurance policy on the Facility or any part thereof, or which shall in any way conflict with any law, ordinance, rule or regulation affecting the occupancy and use of the said leased space, which are or may hereafter be enacted or promulgated by any public authority or by the Board of Fire Underwriters.

13. The Lessee's use and occupancy of the leased space may include the storing of personal property; provided, however, the property stored in the leased space shall not be extra-hazardous, disreputable or illegal. The Lessee shall not use or knowingly permit any part of the leased space to be used for any unlawful purpose or use the leased space so as to make void or voidable any insurance in force with respect thereto or which will cause or be likely to cause structural damage to the Facility or any part thereof, or which will constitute a public or private nuisance, nor shall the Lessee use or permit the leased space to be used in any manner which will violate any present or future laws or any regulations of any governmental authority. The Lessee may not use the leased space for residential purposes. The Lessee shall be solely responsible for furnishing a lock to secure the self-storage leased space, except if the Lessee fails to lock the leased space, the Lessor may, but is not required to, furnish a lock to secure the leased space.
14. The Lessee's rent is due each month on or before the 3rd of each month. A late charge of R30.00 per unit will be imposed if the payment is not reflected in the Apple Storage bank account on the 3rd of every month. Penalties will also be charged on all other outstanding invoices the Lessee may incur. Interest will be charged on overdue accounts at 2.5% per month.
15. The Lessor has the right to over-lock the Lessee's unit/units should the Lessee fail to comply with payment regulations. Non-payment by the 14th will result in the goods of the Lessee being seized and sold as set out in clause 7.3.
16. The Lessee must inform Apple Storage immediately in writing of any damage or defect to the unit.
17. Access to the storage park after hours is by prior arrangement only. Should the Lessee require access to the storage park after hours, an hourly rate of R120.00 will be charged.
18. All bank charges related to cash deposits will be charged according to current FNB rates.
19. Rubbish, dirt or other substances must be thrown into the dustbins provided.
20. FOR EFT PAYMENTS, USE THE UNIT NUMBER AS THE PAYMENT REFERENCE.
21. There is a forklift on site to assist with the Top Units. Use of the forklift is free of charge only for Top Unit tenants when they move in to or move out of their Top Unit. All other use of the forklift is charged at R125.00 per 30 minutes on site. Top Units can also be accessed using the mobile staircase.
22. Forklift use must be booked in advance via info@applestorage.co.za or 083 326 7477.
23. Tenants must note that we only allow new occupants to move into their storage unit from 11:00 at the earliest, due to routine maintenance which is done on the unit.
24. The Lessee will have their annual increase on the 1st of March every year with a percentage not exceeding the fiscal inflation rate.
25. The Lessee will do a routine maintenance inspection every three months to view the condition of the unit.
26. The Customer will be liable for a deposit equal to the value of one month's rental prior to the Customer storing the goods in the unit. Deposit refunds will be done on the 1st Friday after the Lessee has vacated the unit and his account is paid up to date.
27. It is specifically recorded that the Deposit may not be used by You as payment for the last month's Rental or for any other Rental or charge or other amount due to us in terms of this Agreement.
28. If the unit is vacated at any time without the required notice in terms of clause 3 having been provided, we shall be entitled to retain your deposit. If the unit is vacated on or after the 1st of the month, a full month's Rental shall be due in respect of that month.
29. In order to ensure proper use and care of the leased space the Lessee shall not be permitted to:
    (a) Keep animals, fish or birds in the leased space.
    (b) Use the leased space as sleeping apartments.
    (c) Use the leased space for any residential purposes.
    (d) Allow any sign, advertisement or notice to be fixed to the leased space and/or Facility, inside or outside, without the Lessor's consent.
    (e) Commit improper or unreasonable noises or disturbances of any kind within the leased space and/or Facility, including singing, playing or operating any musical instrument, radio or television which, in the judgment of the Lessor, might disturb the Lessor or other tenants, without first securing the consent of the Lessor.
    (f) Mark or deface walls, light fixtures, windows, doors (passage and/or overhead garage) or any part of the leased space and/or the Facility.

(g) Fasten any article, drill holes, drive nails or screws into the walls, floors or partitions, nor shall the same be painted, papered or otherwise covered or in any way marked or broken within the leased space.

(h) Operate any machinery within the leased space.

(i) Interfere with the electrical, heating, water/sewer and/or any other utility apparatus within the leased space and/or the Facility.

(j) Leave the leased space and/or the Facility without locking doors.

(k) Sublease the unit or space.

(l) Smoke within the Facility.

30. The Lessor shall not be responsible to the Lessee for any non-observance of rules and regulations on the part of other tenants or lessees.

31. The Lessor reserves the right to designate the time when and method whereby freight, furniture, safes, goods, merchandise and other articles may be brought into, moved or taken from the leased space.

32. The Lessor shall have the right to make such other and further reasonable rules and regulations as may be needed for the safety, care and cleanliness of the Facility and leased space and for the preservation of good order therein. Such rules and regulations will be effective upon mailing or delivering the rules or regulations to the Lessee or by posting them in the nearest common area.