

Terms and conditions for Vault Dragon's Storage Services

By placing an order, you, the Client, hereby agree to and accept the following terms and conditions (the "Agreement") for the provision of the following services by Vault Dragon Pte. Ltd., ("Vault Dragon"): (A) The storage of Stored Material at Vault Dragon's storage facility and, (B) The delivery of such Stored Material to and from any address in Singapore as Client may request. All prices are in Singapore Dollars.

1. EFFECTIVE DATE

This Agreement shall come into force upon submission of your order on the Vault Dragon website, mobile phone application, email or via any medium that Vault Dragon chooses to make its orders available.

2. TERM OF CONTRACT

This Agreement shall remain effective until either party terminates the Agreement in accordance with the terms herein.

3. PACKING, COLLECTION AND STORAGE

3.1 Vault Dragon shall supply the storage containers to the Client for packing of the materials it wishes to store with Vault Dragon ("Stored Materials"). The combined weight of each container should not exceed 100kg. The Client shall be responsible for packing of the Stored Materials into the container(s) and the Client shall secure the container(s) with its own locking device, unless the Client expressly grants Vault Dragon the right to secure the container(s) with a locking device of its choice. Vault Dragon shall not be responsible whatsoever for the manner and placement of the Stored Materials in the storage container(s) provided and for the locking of the storage container(s) even if it provides the locking device. The Client stores any fragile or breakable items entirely at its own risk. The insurance coverage for the Stored Materials shall be as set out in Clause 7.

3.2 Vault Dragon shall collect the packed Stored Materials from the collection address indicated by the Client in the order form and shall endeavor to do so on the delivery date and within the timing indicated by the Client in the order form. Vault Dragon reserves the right to give 12 hours advance notice to the Client should it need to change the date or timing of collection of the storage containers. Vault Dragon shall store the Client's packed Stored Material until the storage container(s) are recalled by the Client.

3.3 The Client may modify or add to the Stored Materials under this Agreement at any time. Such additional or replacement Stored Materials shall, unless otherwise indicated in writing, be deemed to be held under these same terms and conditions.

4. FEES

4.1 Vault Dragon reserves the right to change any of its charges for its services upon thirty (30) days'

notice to the Client.

4.2 Storage rental fees shall be due at the end of each calendar month or on the termination date. Additional charges, if any, shall be paid simultaneously with the monthly charges.

4.3 The Client shall provide credit card details upon submission of an order and all payment under this Agreement shall be charged to this card. The Client shall not cancel the credit card during the Term. In the event that the Client's credit card is cancelled or Vault Dragon is unable to charge any monies due to the credit card provided by the Client, Vault Dragon shall be entitled to terminate this Agreement with immediate effect and claim all monies due and owing from the Client. Vault Dragon shall be entitled to levy interest on all unpaid monies at the rate of [1.5%] per annum from the date due to the date of actual receipt of payment.

4.4 Any other payment methods by the Client shall be subject to the prior approval of Vault Dragon at its sole discretion.

5. ACCESS TO AND RETURN OF STORED MATERIALS

5.1 The Stored Material shall be delivered only to Client. Such order may be given through Vault Dragon's web and mobile applications, or in writing.

5.2 When Stored Materials are ordered to be delivered back to the Client, Vault Dragon will carry out said instructions and attempt to meet the Client's requested delivery date and time. If Vault Dragon is unable to provide any service contemplated herein because of acts of God, public enemy, any court order or direction, seizure or legal process, riots and civil commotions, or other reason beyond Vault Dragon's control, or because of loss or destruction of goods of which Vault Dragon is not liable, or because of any other excuse provided by law, Vault Dragon shall not be liable for the failure to carry out such instructions or services.

5.3 Vault Dragon reserves the right to deny access or delivery of Stored Materials until such time as the Client has cured any material default under this Agreement, including the payment of any outstanding fees.

6. DISCLAIMERS

6.1 Vault Dragon will provide water resistant storage containers and store the same at warehouses located in Singapore. However, Vault Dragon makes no representations that the storage spaces are climate controlled and the Client understands and acknowledges that normal deterioration and aging of all Stored Materials occurs with time, and Vault Dragon shall not be held liable for any such deterioration.

6.2 The Client further acknowledges that Vault Dragon is in no way responsible for any security measures at the warehouses in which the storage containers are stored and shall not hold Vault Dragon responsible for any theft, fire or loss except pursuant to Clause 7.

7. INSURANCE:

7.1 "**Assumed Value**" shall be \$1.00 per storage container, unless specified otherwise in this Agreement. The Client is entitled to increase the value per storage container by indicating an increased value on the order form at time of collection of the storage container(s) ("**Enhanced Value**") The monthly charge for any Enhanced Value shall be \$0.02 per \$100 of the Enhanced Value per day, capped at a maximum of

\$10,000 in Enhanced Value., subject to any changes by Vault Dragon pursuant to Clause 4.2.

7.2 The Client shall be entitled to the insurance maintained by Vault Dragon in relation to the storage containers for loss or damage occasioned by fire, theft or flood up to the Assumed Value or the Enhanced Value. Vault Dragon shall only be responsible for any damage to the Stored Materials arising from its mishandling or negligence as evidenced by any damage or breakage to the storage container(s).

7.3 Vault Dragon's liability, if any, for any loss, damage, or destruction to the Stored Materials shall be limited to the Assumed Value, unless an Enhanced Value is declared, in which case Vault Dragon's liability shall be limited to such Enhanced Value, plus the Assumed Value. In no event shall Vault Dragon be liable for any consequential, punitive, lost profits or incidental damages. Such limitation of liability shall apply irrespective of the cause of loss, damage, or destruction of the Stored Material.

7.4 The Client shall unpack the storage container(s) delivered back by Vault Dragon and remove all its Stored Materials. Any claims by the Client for loss, damage, or destruction to any of the Stored Materials must be submitted in writing to Vault Dragon at the time of delivery on the prescribed form provided by Vault Dragon. Vault Dragon shall use all reasonable commercial endeavors to process any claim within 48 hours from submission. However, the Client acknowledges that certain claims may take longer to investigate and Vault Dragon reserves the right to respond to a claim submitted at the appropriate time.

7.5 No action or suit may be maintained by the Client or others against Vault Dragon for loss, damage or destruction of Stored Material by Vault Dragon pursuant to this Agreement, unless a written claim is submitted pursuant to Clause 7.4.

8. EVENTS OF DEFAULT

8.1 The occurrence of any one or more of the following events shall constitute an "Event of Default":

- a.** the Client's failure to pay any sum due hereunder within thirty (30) days of due date, or
- b.** any other breach of any provision of this Agreement which is not remedied within 7 days from issue of a written notice from Vault Dragon or which is unable to be remedied, or
- c.** the Client becomes bankrupt.

8.2 Upon the occurrence of any Event of Default, Vault Dragon may at its sole and absolute discretion exercise any or all of the following remedies without terminating the Agreement:

- a.** Demand in writing that Client collect the Stored Materials from such location notified by Vault Dragon, or
- b.** Deliver the Stored Materials to the Client Address, at Client's expense, or
- c.** Reserve the right to sell or otherwise dispose of the Stored Materials. Proceeds from sales shall first be applied towards compensation of Vault Dragon and all other parties to which the Client owes monies in connection with the Stored Materials (including, collection costs, shipment costs, etc.). Excess monies will be held on Client's behalf to the extent required by law (subject to applicable service charges).
- d.** The Client shall continue to pay all sums due under this Agreement up to and including the date of delivery of the Stored Material as provided in Clause 8.2.a. and b. above.

8.3 In the event Vault Dragon takes any action pursuant to this Section 7, it shall have no liability to Client or anyone claiming on behalf of Client. All remedies provided for in this Agreement are cumulative and may, at the election of Vault Dragon, be exercised alternatively, successively, or in any other manner and are in addition to any of the rights provided by law. Vault Dragon shall be entitled to include all reasonable attorneys' fees and costs incurred in connection with the enforcement of this Agreement.

9. TITLE WARRANTY

The Client warrants that it is the legal owner of custodian of the Stored Materials and has full authority to store the said materials in accordance with the terms of this Agreement.

10. PROHIBITED MATERIALS

The Client shall not, at any time, store with Vault Dragon any narcotics, materials considered to be highly flammable, explosive, toxic, radioactive, organic or perishable materials which may attract vermin or insects, or any other materials which are otherwise illegal, dangerous and/or unsafe to store or handle in a closed area. The Client agrees that (a) Vault Dragon may comply with any court order or direction or any order or direction from any law enforcement agency or other government agency to open my storage container(s) for inspection and/or seize the said storage container(s), and (b) if Vault Dragon has reasonable suspicion that any of the storage containers containing the Client's Storage Materials contains any such prohibited materials, Vault Dragon shall reserve the right to open the storage container(s) and inspect any Stored Materials therein. In any event that the Client fails to comply with Vault Dragon's storage restrictions, Vault Dragon shall reserve the right to terminate this Agreement immediately, and that the Client shall be liable for all expenses incurred as a result of such termination.

11. INDEMNIFICATION

Unless caused by the gross negligence of Vault Dragon, the Client agrees to fully indemnify and hold harmless Vault Dragon, its officers, employees and agents for any liability, cost or expense, including reasonable attorneys' fees, that Vault Dragon may suffer or incur as a result of claims, demands, costs or judgments against Vault Dragon if arising out of or in connection with the storage of the Stored Materials and any breach of the terms or undertaking or warranties under this Agreement by the Client.

12. CONFIDENTIALITY

Vault Dragon and its employees shall hold confidential all information obtained by it with respect to the Client's Stored Materials. Vault Dragon shall exercise a reasonable degree of care in safeguarding the information entrusted to it by the Client, provided that liability of Vault Dragon to the Client shall be limited as set forth above.

13. MISCELLANEOUS

This Agreement (together with documents incorporated herein) constitutes the entire agreement between the parties, and supersedes any and all prior agreements, arrangements and understandings, whether oral or written, between the parties. This Agreement may not be assigned by the Client without the written notice and consent of Vault Dragon. No modification of this Agreement shall be binding unless in writing, attached hereto, and signed by both the Client and Vault Dragon. No waiver of any right or remedy shall be effective unless in writing and nevertheless shall not operate as a waiver of any other right of remedy on a future occasion. Every provision of this Agreement is intended to be severable. If any term of

provision is illegal, invalid, or unenforceable, there shall be added automatically as a part of this Agreement a provision as similar in terms as necessary to render such provision legal, valid and enforceable. All schedules, if any, attached hereto are hereby incorporated by reference and made a part hereof. The term "agreement" as used herein shall be deemed to include all such schedules. All notices under this Agreement shall be in writing. Notices shall be deemed to have been received as of the date of posting if mailed in accordance with this Section 13. All words and phrases in the Agreement shall be construed to include the singular or plural number, and the masculine, feminine, or neuter gender, as the context requires. Nothing in this Agreement shall be deemed or construed to constitute or create a partnership, association, joint venture, or agency between the parties hereto.

14. GOVERNING LAW

This Agreement shall be construed in accordance with the laws of Singapore without giving effect to its conflict of law principles, and the parties hereby submit to the exclusive jurisdiction of the courts of Singapore.

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Vault Dragon (<http://vaultdragon.com/>)