

AUCTION RULES AND REGISTRATION CONTRACT

YOUNT AUCTION AND REALTY, INC. (Auctioneer); is acting as agents on behalf of Store-More Mini Warehouses located on 150 Glenn Ridge Drive in Granite Falls, NC 28630 (Landlord). Our auctions are conducted in accordance with the applicable North Carolina Statutes Chapter 44: Statutory Liens and Charges; Article 4: Self-Service Storage Facilities - the tenants of auctioned storage units are in default of rent for their units.

The entire contents of a storage unit will be sold by **ENTIRETY** as a single lot. At the sole discretion of the Auctioneer and Landlord, some or all items may be sold separately. All items will be sold **AS IS - WHERE IS**; with no warranties or guarantees of any kind; expressed or implied, and Auctioneer makes **NO REPRESENTATIONS** as to the condition of the items.

Storage Unit door will be raised and a visual inspection can be made prior to unit sale and Bidders may only look at the contents from **OUTSIDE** the unit, opening no boxes or containers herein within the confines of the unit being offered. **YOU ARE BIDDING ON THE ENTIRE UNIT OR SUITABLE LOTS.** Eligible Bidders cannot enter into the unit. **ALL SALES ARE FINAL - NO REFUNDS FOR ANY REASON!** Potential Bidders are bidding on ALL items within each lot, and the winning bidder is responsible for removing **EVERYTHING** in that lot from the storage facility, within 48 hours.

Winning bidders will pay a **10% BUYER'S PREMIUM** on top of their winning bid. All items are subject to any required State Sales Tax, unless otherwise described. Tax Exempt buyers must present their current Resale Certificate, or they will pay Sales Tax. Buyers may be charged a Cleaning Deposit of \$50. Deposits will be returned to the buyer after the storage unit has been handed back to the Facility Manager in a "broom clean" condition.

Immediately following the auction, Buyer must make **FULL PAYMENT** for all your items, with **CASH**. No items located within offered units may be removed until after full payment has been made.

Bidder agrees to indemnify and holds harmless Auctioneer and Landlord of any damages or injury resulting from attendance at any auction and the removal of property from any auction. Upon acceptance of a bid by the Auctioneer, the risk of loss to the property shifts to the Winning Bidder.

If firearms, drugs (legal or illegal), alcohol or personal records/documents are found in said units by buyers, buyer agrees to return these to Landlord IMMEDIATELY. Personal records include paperwork/computer electronic records including, but not limited to: family photos, social security cards & numbers, birth certificates, driver's licenses, tax records, medical records, diplomas & business related items (pay stubs, etc.) **NO EXCEPTIONS!** Any guns will be taken to a gun dealer and buyer will pay said gun dealer the costs associated with transfer of ownership.

Any oral statement from the auction block takes precedence over any previously printed material.

NOTE TO POTENTIAL BUYERS: Do not make assumptions. If you are making a long drive call to confirm that all the information is correct. Any auction may be cancelled due to settlement made between owner and obligated parties.

Buyer Signature _____ Date _____

Driver's License # _____ State Issued _____ Phone Number: (_____) _____ - _____

Email address _____

Address on Driver's License _____

City _____ State: _____ Zip: _____

IMPORTANT NOTICE: Although information has been obtained from sources deemed reliable, the auctioneer and the seller makes no warranty to guarantee expresses or implied, as to the accuracy of the information herein contained. It is for this reason that buyers should avail themselves of the opportunity to make inspections prior to the sale. The buyer acknowledges that he of an agent has inspected all of the assets upon which he will be bidding and/or does purchase. Buyer agrees to accept assets purchased "as-is", "where -is", "in-Place", and "with all faults". The auctioneer expressly disclaims on the part of the auctioneer as agent and the seller, any warranty as to fitness or usability of all the assets, and the buyer expressly waives any claim to any possible future use of the asset purchase whatsoever. All properties listed for auction are subject to sale prior to the auction. The buyer does hereby assume and does agree to indemnify and hold the auctioneer and seller harmless from any future claim which shall pertain to the fitness or use of that asset as being purchase. Announcements made on sale day take precedent over any previously printed material. Not responsible for accidents.