

Table of Contents

Introduction and Definitions	3
Definitions	3
Scope of Storage Services	3
Stored Goods	4
Storage Services	4
Storage Location	4
Storage Fees and Payment Terms	4
Storage Fees	4
Payment Terms	4
Payment Schedule	4
Late Payment	5
Duration and Termination	5
Initial Term	5
Renewal	5
Termination	5
Liability and Insurance	5
Liability	5
Insurance	6
Access and Security	6
Access Rights	6
Security Protocols	6
Handling and Inspection	6
Responsibilities and Obligations	6
Docupal Demo, LLC Responsibilities	7
ACME-1 Responsibilities	7
Dispute Resolution and Governing Law	7
Dispute Resolution	7
Governing Law	7
Miscellaneous Provisions	8
Entire Agreement	8
Amendment	8
Severability	8
Waiver	8





Introduction and Definitions

This Storage Agreement ("Agreement") is made and entered into as of August 9, 2025, by and between Docupal Demo, LLC, a company organized under the laws of the United States, with its principal place of business at 23 Main St, Anytown, CA 90210 ("Provider"), and Acme, Inc, also known as ACME-1, a business entity organized under the laws of the United States, with its principal address at 3751 Illinois Avenue, Wilsonville, Oregon - 97070 ("Client"). This Agreement sets forth the terms and conditions under which Provider shall provide storage services to Client.

Definitions

For purposes of this Agreement, the following terms shall have the meanings set forth below:

- **Storage Unit:** Refers to the specific area designated within Provider's facility for the storage of Stored Goods, as further described in Exhibit A.
- **Stored Goods:** Means the tangible personal property of Client that is placed in the Storage Unit, as detailed in Exhibit B.
- **Access Hours:** The designated times during which Client is permitted to access the Storage Unit, as specified in Exhibit C.
- **Permitted Use:** The storage of goods for lawful purposes only, consistent with the nature of the Stored Goods as described in Exhibit B and in compliance with all applicable laws and regulations.

Scope of Storage Services

DocuPal Demo, LLC will provide storage services to ACME-1, subject to the terms and conditions outlined in this agreement. These services encompass the loading, unloading, storage, and retrieval of ACME-1's goods.



Stored Goods

The goods stored under this agreement include ACME-1's inventory, equipment, and documents. These items will be handled with care. DocuPal Demo, LLC will maintain accurate records of all goods received and released.

Storage Services

DocuPal Demo, LLC will provide comprehensive storage services. This includes the loading of goods into the storage facility upon arrival, unloading of goods for retrieval, secure storage within the facility, and retrieval services as requested by ACME-1. These services will be performed during normal business hours, unless otherwise agreed upon.

Storage Location

The storage facility is located at 123 Main Street, Anytown, USA. ACME-1 acknowledges this is the designated location for the storage of its goods under this agreement. DocuPal Demo, LLC reserves the right to relocate the goods within the facility as needed, while maintaining equivalent storage conditions.

Storage Fees and Payment Terms

Storage Fees

ACME-1 will pay DocuPal Demo, LLC the following fees for the storage of goods:

- **Monthly Storage Fee:** \$500

This fee covers the cost of storing ACME-1's goods at the designated storage facility.

Payment Terms

Payment Schedule

The monthly storage fee is due on the 1st of each month. ACME-1 will make payments in USD.



Late Payment

If ACME-1 fails to make a payment within ten (10) days of the due date, a late payment fee of \$50 will be applied.

Duration and Termination

Initial Term

This Agreement shall commence on August 9, 2025, and continue for an initial term of twelve (12) months.

Renewal

Following the initial term, this Agreement will automatically renew for successive twelve (12) month terms. This automatic renewal will continue unless either party provides written notice of termination.

Termination

Either party may terminate this Agreement at any time. Termination requires sixty (60) days written notice to the other party. The notice period begins on the date the written notice is received.

Liability and Insurance

Liability

DocuPal Demo, LLC is responsible for any loss or damage to ACME-1's stored goods if caused by our negligence. Our liability is limited to the extent of the direct damages incurred by ACME-1. We are not liable for any indirect, consequential, or incidental damages.



Insurance

ACME-1 must maintain insurance coverage for the full replacement value of all stored goods. This insurance must protect against all typical risks, including but not limited to fire, theft, water damage, and vandalism. ACME-1 is responsible for providing proof of insurance to DocuPal Demo, LLC upon request and for ensuring that the policy remains active throughout the term of this agreement. DocuPal Demo, LLC maintains insurance coverage for the storage facility itself. However, this insurance does not cover ACME-1's stored goods. ACME-1 acknowledges that it is solely responsible for insuring its own property.

Access and Security

Access Rights

Only authorized Acme, Inc. employees can access the stored goods. Acme, Inc. must provide Docupal Demo, LLC with prior written authorization listing the names of these employees. Docupal Demo, LLC will verify the identity of any individual seeking access to the storage facility.

Security Protocols

Docupal Demo, LLC maintains a secure storage environment. The facility is equipped with 24/7 video surveillance. Keycard access controls entry into the storage areas. An alarm system is in place to detect and deter unauthorized access.

Handling and Inspection

Docupal Demo, LLC will handle all goods with reasonable care. Acme, Inc. has the right to inspect goods upon arrival and departure. Any discrepancies or damages must be reported to Docupal Demo, LLC immediately. Docupal Demo, LLC reserves the right to inspect the goods, but is not obligated to do so.



Responsibilities and Obligations

Docupal Demo, LLC Responsibilities

Docupal Demo, LLC will maintain the security of the storage facility at 23 Main St, Anytown, CA 90210. We will provide ACME-1 with access to the stored goods during agreed-upon hours. Docupal Demo, LLC is responsible for providing a safe and suitable storage environment for ACME-1's goods.

ACME-1 Responsibilities

ACME-1 is responsible for providing an accurate and up-to-date inventory list of all stored goods. ACME-1 must maintain adequate insurance coverage for the stored goods throughout the duration of this agreement. ACME-1 agrees to comply with all facility rules and regulations as set forth by Docupal Demo, LLC. ACME-1 will ensure that its activities within the storage facility do not disrupt or endanger other clients or the facility itself.

Dispute Resolution and Governing Law

Dispute Resolution

Any dispute arising from this Storage Agreement will be resolved through binding arbitration. The arbitration shall take place in accordance with the rules of the American Arbitration Association. The decision of the arbitrator will be final and binding on both DocuPal Demo, LLC and ACME-1. Both parties agree to bear their own costs associated with the arbitration, unless the arbitrator determines otherwise.

Governing Law

This Storage Agreement shall be governed by and construed in accordance with the laws of the State of Delaware, without regard to its conflict of laws principles. Both DocuPal Demo, LLC and ACME-1 consent to the jurisdiction of the courts of Delaware for any legal action arising from this agreement.



Miscellaneous Provisions

Entire Agreement

This Storage Agreement contains the entire understanding between Docupal Demo, LLC and ACME-1. It supersedes all prior or simultaneous discussions, negotiations, and agreements, whether oral or written, relating to the subject matter.

Amendment

This Storage Agreement may only be amended by a written instrument signed by both Docupal Demo, LLC and ACME-1.

Severability

If any provision of this Storage Agreement is held to be invalid or unenforceable, the remaining provisions will continue in full force and effect. The invalid or unenforceable provision will be replaced by a valid and enforceable provision that comes as close as possible to expressing the intention of the original provision.

Waiver

No waiver of any provision of this Storage Agreement will be effective unless it is in writing and signed by the party against whom the waiver is sought to be enforced. No failure or delay by either party in exercising any right or remedy under this Storage Agreement will operate as a waiver of that right or remedy. A single or partial exercise of any right or remedy will not preclude any other or further exercise of that right or remedy or the exercise of any other right or remedy.

Notices

All notices and other communications under this Storage Agreement must be in writing. Notices will be considered duly given when sent by certified mail, return receipt requested, to the addresses specified in this agreement or to such other address as either party may designate in writing from time to time.

