

Nebula Spaces LLC
402 Schuyler Ave.
Kearny, NJ 07032



COMMERCIAL FREEZER STORAGE AGREEMENT

1. Agreement

This Commercial Freezer Storage Agreement (“Agreement”) is by and between Nebula Spaces LLC (“Warehouse”) and the customer identified below (“Customer”).

2. Services

Nebula Spaces agrees to provide frozen storage services including pallet storage, inbound receiving, outbound loading, and inventory tracking, taking into account that proper manifest is given.

3. Product Description

*** Pallets may not exceed 84 inches in total height including product and pallet ***

*** Standard Pallet Size: 40 x 48 inches unless approved otherwise***

Customer represents that all goods delivered to Warehouse will be fully frozen upon arrival, properly packaged for freezer storage, compliant with all applicable food safety laws, and not hazardous unless disclosed in writing.

4. Storage Conditions

Warehouse will maintain commercially reasonable freezer temperatures suitable for frozen food storage. Warehouse is not responsible for inherent product defects, improper packaging, or pre-existing damage.

5. Term

This Agreement automatically renews unless either party provides written notice of termination at least 30 days prior to the end of the term.

6. Default Rates and Billing (Unless Agreed Otherwise)

Month to Month Storage

Storage Rate: \$95 per pallet per month

Receiving Fee: \$15 per pallet

Outbound Handling Fee: \$15 per pallet

6 Months

Storage Rate: \$90 per pallet per month

Receiving Fee: \$10 per pallet

Outbound Handling Fee: \$10 per pallet

12 Months

Storage Rate: \$80 per pallet per month

Receiving Fee: \$0 per pallet

Outbound Handling Fee: \$0 per pallet

Statements are issued monthly. Payment terms are Net 30 days. Late payments after 5 business days may incur late charges. Warehouse reserves the right to place a lien on stored goods for unpaid balances as permitted by law.

7. Inventory Access

Access to inventory requires scheduled appointments during normal warehouse hours. Minimum schedule lead time is 1 business day. Nebula Space reserves the right to refuse pick up or delivery if the minimum time is not met. Customer must provide accurate documentation for all inbound and outbound shipments.

8. Insurance and Liability

Customer must maintain insurance covering the full value of stored goods.

9. Compliance

Customer represents that all stored goods comply with applicable FDA, USDA, and state regulations. Customer is responsible for any recalls and related costs.

10. Default, Termination, and Abandoned Pallets

Failure to pay invoices when due constitutes default. Warehouse may suspend services, deny access, or exercise lien rights until balances are paid.

If Customer fails to pay invoices, cannot be contacted, or fails to remove inventory within 45 days after written notice or contract termination, the pallets shall be considered abandoned. Warehouse reserves the right to continue charging storage, dispose of the goods, sell the goods, or otherwise recover reasonable costs and unpaid balances as permitted under applicable warehouse lien laws.

11. Governing Law

This Agreement shall be governed by the laws of the State of New Jersey.

12. Signatures

Warehouse Representative (Nebula Spaces): _____

Title: _____

Signature: _____

Date: _____

Customer Representative: _____

Title: _____

Signature: _____

Date: _____