

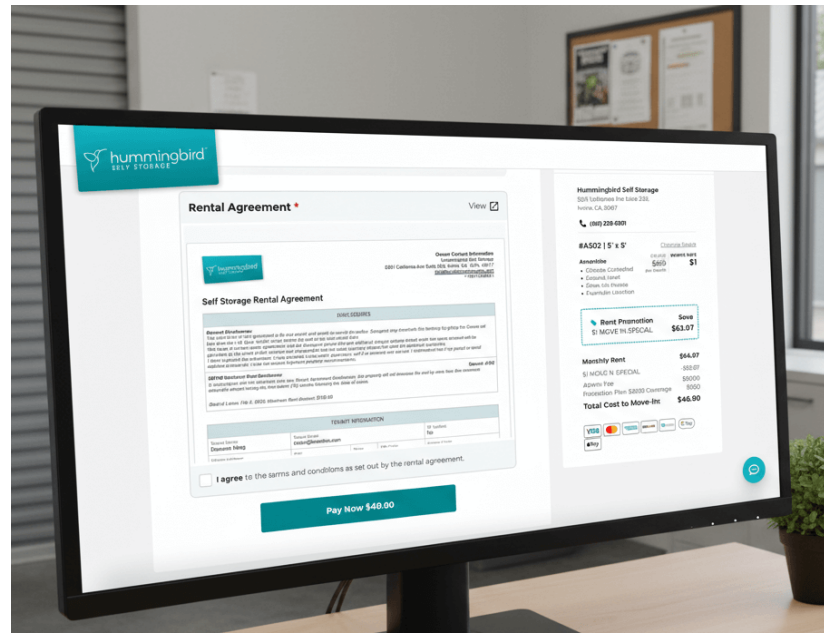
# SuperLease™: The First AI-Enabled Lease for Self Storage

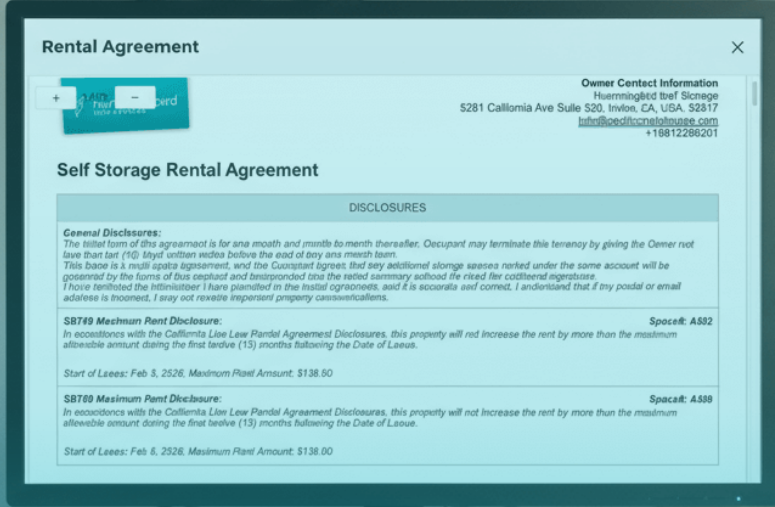
Replace static PDFs and leaky funnels with the highest converting methodology in Self Storage ecommerce—while giving you absolute control over compliance and gate access.

## The End of the Static PDF.

Self-storage leases were never designed for e-commerce, dynamic pricing, or modern digital compliance. Traditional static documents create friction at checkout, kill online conversions, and rapidly fall out of sync the moment a tenant's rate changes.

**SuperLease™** is the new standard. It is not just an optimized checkout, it is a full conversion model and an intelligent, system-generated living lease.





Tenant Inc.

# The Highest Converting E-Commerce Methodology in Self Storage

We fundamentally redesigned the self-storage digital rental funnel to mirror modern e-commerce. By separating the financial transaction from the compliance verification, SuperLease secures your revenue at the exact moment of peak intent.

## Winning the Rental Online

We remove every barrier between the prospect and the payment.

- **Frictionless Checkout:** The tenant selects their unit, sets a move-in date (today or weeks ahead), adds protection plans, and enters their payment details.
- **OpenClick™ Execution:** They review the terms and execute the agreement via a simple, 1-click clickwrap signing.
- **The Result:** The revenue is captured, the agreement is legally binding (with attribution and timestamping), and cart abandonment is dramatically reduced. **Online conversions increase by more than 30%!**

## Uncompromised Operator Control

The revenue is locked in, but property access is entirely withheld until the tenant completes your required statutory and compliance details (mailing address, driver's license, state, expiration date, and backup contacts).

**Your Business, Your Way.** You dictate exactly how access is granted based on your risk tolerance:

1. **Frictionless:** Zero ID check required. The gate code is issued immediately for maximum speed.
2. **Tech-Handled:** Automated verification tools confirm ID and other statutory details digitally before releasing the gate code.
3. **Ultimate Control:** The tenant must visit the office during business hours to show physical ID before access is granted.

"When the new SB 709 requirements came down, the thought of manually auditing and reformatting our static leases across the portfolio was a nightmare. **SuperLease completely eliminated that headache.** It dynamically pulls the necessary data from Hummingbird and auto-formats the required bold disclosures right on page one. **We don't have to worry about manual formatting or human error—the software just handles the compliance for us in real-time.**"



**Tosha Giuffrida**  
Derrel's Mini Storage

## The Living Record

SuperLease™ isn't a file you save; it's an intelligent record that updates when the tenant relationship changes.

- **Dynamic Updates:** When the tenant relationship changes (autopay enrollment, add-ons, new address), SuperLease updates automatically.
- **Zero Re-Signing:** No more generating new templates or chasing down wet signatures. The system always reflects the current terms in effect.
- **Cryptographic Audit Trail:** Every execution is backed by cryptographic certificate of signature, ensuring a pristine audit trail of who, what, and when.

## Automated Compliance Infrastructure

SuperLease™ is built to protect your asset and minimize lien risk without adding manual work to your managers' plates.

- **Instant Disclosures:** State-specific compliance mandates (like California SB 709) and critical disclosures—such as initial and renewal terms—are automatically surfaced on the first page of the agreement.
- **Vetted & Approved:** SuperLease™ is designed to be compliant everywhere. Its workflows and automated disclosures have been rigorously vetted and approved by the Self Storage Legal Network, ensuring your agreements are legally sound in any jurisdiction.

## The Operational ROI

- **+30% Online Conversions:** By capturing payment before compliance friction.
- **Total Access Control:** No tenant gains entry without meeting your exact security & statutory standards.
- **Eliminated Version Control Issues:** The lease is always accurate, current, and enforceable.
- **Reduced Lien Risk:** Ironclad clickwrap agreements and automated statutory compliance.

"Relying on static PDF leases was creating unnecessary friction in our online rental funnel. **Moving to SuperLease transformed our checkout process.** It gives the tenant a fast, seamless e-commerce experience that locks in the rental at the exact moment of peak intent, while completely removing the burden of chasing down paperwork from our facility managers. **It's the modern, dynamic workflow our portfolio needed to scale.**"



**Christina Rita**, StoragePRO

**SuperLease™ by Tenant Inc. Operators & software manage the relationship. SuperLease manages the record.**