



Forbes Storage Installs First INSOMNIAC Kiosk in Alaska

Self Storage Operator Uses Kiosk to Manage Remote Facility in North Pole

PHOENIX, Arizona – December 17th, 2009 – OpenTech Alliance, Inc. announced today it has proof Santa is a self storage user (see rental agreement below). On Thursday December 10th, a little after dark, a man named Kris Kringle rented a self storage unit at Forbes Self Storage in his home town of North Pole, Alaska. Santa, as he is commonly known, showed up at the new facility after the office had closed and was very jolly to see an INSOMNIAC self service kiosk installed for his convenience. In just a few short minutes Megan, the on screen assistant, helped him complete the rental process so his elves could start stacking presents in the unit. Kids everywhere will be happy to know that Santa has so many presents to deliver this year that he needed some extra storage space.



Forbes Storage
1189 Old Richardson Hwy
Fairbanks, AK 99701
(907) 490-2317



RENTAL AGREEMENT

This agreement dated December 10th 2009 between Santa Claus (hereinafter referred to as "TENANT") and Forbes Storage LLC (hereinafter referred to as "MANAGEMENT").

MANAGEMENT does hereby rent to TENANT storage unit number 420 (10 x 10) in a building located at 1189 Old Richardson Hwy, Fairbanks, AK 99701, to be used as storage for personal or business property for the monthly rate of \$73.00 payable on the first (1st) day of each month hereinafter. Rental payment is payable in advance.

MANAGEMENT acknowledges receipt of \$85.00 as per your receipt, including the first (1st) month's rent (which has been prorated to the first (1st) day of next month where applicable). All payments made to MANAGEMENT pursuant to the agreement shall be applied first to administrative and late charges, then the balance to accrued and unpaid rent, this agreement shall expire on the last day of each month and automatically renew for one (1) additional month, SUBJECT TO THE CONDITIONS ON THE NEXT PAGE. Rental payments made after day 6 of the month are subject to a \$10.00 Late Charge. Mailed payments must be postmarked by day 5th of the month to avoid Late Charge. A returned Check is subject to a charge of \$25.00. There is a one-time \$10.00 non-refundable administrative fee charged when Tenant signs this lease.




TENANT shall give MANAGEMENT ten (10) days written notice to vacate in order to avoid responsibility for the payment of the next month's rent.

TENANT is an active member of the United States Armed Forces: Yes: No:

TENANT acknowledges that MANAGEMENT does not carry any insurance which in any way covers any loss whatsoever that TENANT may have or claim by renting the Storage Unit. All property stored in the Storage Unit shall be at TENANT'S sole risk.

TENANT ACKNOWLEDGES THAT HE HAS READ THE CONDITIONS ON THE NEXT PAGE AND AGREES TO BE BOUND BY THEM.

Executed on December 10th 2009,
 Tenant Name: **Santa Claus**
 Address: P.O. Box 9615 Holiday Station
 City: Anaheim
 State: CA
 Zip Code: 92812-7615
 Home Telephone#: 714-812-9777 Cell#: 714-812-9777
 Work#: 714-812-9777
 Tenant Drivers License No.: D011469118 DL State: CA

Forbes Storage is owned by Buzz Otis and Renee Webb Otis, who were recently featured on the cover of the Self Storage Association's Globe magazine. They operate two facilities in North Pole, Alaska; an existing facility which they purchased in 2002 and the new 15,000 sq. ft. annex facility which they built eight miles west of their first facility. The annex facility is run primarily with the kiosk. Since installing the INSOMNIAC 900 at their new annex facility in late October it has rented 20 units.

Buzz commented, "Our INSOMNIAC kiosk has enabled us to expand our business without having to increase our staffing costs. We were happy to see our customer base quickly adapted to the new kiosk and found the extended hours of operation very convenient. You can imagine our excitement when we reviewed our INSOMNIAC reports and saw Santa had rented a unit using our kiosk. It feels good to know we were able to help him when he needed it most."

Santa could not be reached for comment.

OpenTech Alliance, Inc. is the leading developer of innovative self-storage solutions. The company products and services include 6 models of INSOMNIAC Kiosks ranging from \$9,000 to \$18,000, INSOMNIAC Live! call center services and the INSOMNIAC Self Storage Network for online storage reservations. OpenTech products and services improve customer convenience, reduce operating costs and increase revenues for self-storage facilities. For more information or to see an online demo, please visit www.opentechalliance.com or call (602) 749-9370.

Press Contact:

OpenTech Alliance, Inc.

(602) 749-9370

news@opentechalliance.com

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