

Parking-Storage-Garage Rental Agreement

Parties

Property Name: _____ Date: _____
Property Address: _____ Date: _____
Owner/Agent (Landlord): _____
Resident(s): _____

Landlord agrees to rent to Tenant, and Tenant agrees to rent from Landlord, that parking space, storage unit, and/or garage space (which shall collectively be referred to hereinafter as the "space") identified below according to, and in consideration of, the following terms and conditions.

Parking Space Information:

Space #: _____ Deposit: \$ _____
Monthly Rental: _____ Start Date: _____

Storage Unit Information:

Storage Unit #: _____ Deposit: \$ _____
Monthly Rental: _____ Start Date: _____

Garage Space:

Garage #: _____ Deposit: \$ _____
Monthly Rental: _____ Start Date: _____

Condition of space at commencement of tenancy: _____

Terms and Condition

1. **Term:** This is a month-to-month Agreement. Either party may terminate this Agreement by first serving upon the other party 20 days advance written notice of termination. Such notice shall be deemed served when personally delivered to the other party, or three days after the first being placed in US mail, postage prepaid, and sent via first class mail. Any designated termination date must be the last day of any monthly rental period (i.e. the last do of the month).

-Or-

This is a term lease, and shall automatically terminate at midnight (the end of the day) on _____.

2. **Rent Due Date:** Rent, as set forth above in the "Monthly Rental," is due on the first day of each monthly rental period and shall be payable as additional rent. If rent is not paid by the 5th day of the month, Tenant shall pay a late charge of \$ _____.
3. **Rent Increases:** In the event that the parties have entered into a month-to-month Rental Agreement, Landlord may increase rent by first providing Resident with 30 days' written notice of such increase. Except as modified by such an increase, all other terms and conditions of this Agreement shall remain in full force and effect.
4. **Deposit:** Resident shall pay that deposit amount set forth hereinabove. In the event of any default hereunder, Landlord shall be entitled to apply said deposit to any such default,

Initials: _____ Initials: _____

without waiving any other rights or remedies Landlord may have against Resident. Any and all deposits shall be forfeited completely if this agreement is terminated for any reason prior to the end of the initial lease term.

5. **Limitation on Use:** The space shall only be used for parking and/or storage for the following items: () motor vehicle () motorcycles () other (describe in an attachment hereto). If of the aforementioned vehicles must be fully operational, licensed and insured at all times material herein. Resident shall no use the Space for any purpose that violates of any local, state and/or federal law. Storage of hazardous materials if prohibited.
6. **Remedies:** In the event any default hereunder, Landlord may pursue any remedies available by law, including termination of tenancy of this unit or of any residential tenancy between the parties.
7. **Insurance:** Landlord hereby advises Resident to procure and maintain liability and property insurance for all of Resident's personal property.
8. **Entry:** Tenant shall permit Landlord and Landlord's Agents to enter the Premises at all reasonable times with at least two calendar days prior notice, except for emergencies or abandonment, in which case no notice shall be required.
9. **Assignment:** This Agreement shall not be assigned and/or sublet to any third party or entity without the prior, express written authorization of Landlord and any such assignment or sublease, even if agreed by the Landlord, shall not release the Resident for the terms of the agreement.
10. **Alterations:** Tenant shall not make any alterations, additions, and/or improvements to the Space, of any nature whatsoever, without the prior written consent of landlord.
11. **Surrender:** Upon expiration or early termination of this Agreement, Tenant shall surrender the premises to Landlord in clean, broom swept condition, free from damage in excess of normal wear and tear.
12. **Non-waiver:** Failure of Landlord to promptly enforce any terms or condition found herein, or the acceptance of rent under this agreement or any other residential tenancy agreement, shall not constitute a waiver of Landlord's right to do enforce the same at any time in the future.
13. **Savings:** If any terms or condition of this agreement are found to be invalid, illegal, and/or unenforceable for any reason, then it is the express intention of the parties to have said terms and condition replaced with such terms and condition as may be valid, legal and enforceable, and which fulfill the intent of the parties as depicted herein.
14. **Attorney's Fees:** In the event of any default hereunder, Landlord shall be entitled to its attorney fees and costs incurred in enforcing said default, whether or not suit or action is filed, and in any appeal from any such suit or action.
15. **Termination:** Any violation of this agreement shall also be considered to be a material violation of any lease or rental agreement for residential tenancy between the parties to this agreement, and may lead to termination of that tenancy agreement.

Acknowledgements

Resident (Print): _____ Signature: _____ Date: _____
Resident (Print): _____ Signature: _____ Date: _____
Landlord (Print): _____ Signature: _____ Date: _____