

**PARKING LEASE AGREEMENT FOR HUB ON CAMPUS EUGENE**

DATE OF LEASE: \_\_\_\_\_

Resident ( )      Non-Resident ( )

LESSOR: Core Campus Eugene, LLC

\$15 Application Fee paid if paid by non-resident

**First LESSEE:**

Name: \_\_\_\_\_

Address (if non-resident): \_\_\_\_\_

(Street) (Apartment #) (City) (Zip)

Phone Number: \_\_\_\_\_ E-mail Address : \_\_\_\_\_

Permanent Address: \_\_\_\_\_

(Street) (Apartment #) (City) (Zip)

Home Phone #: \_\_\_\_\_ Social Security #: \_\_\_\_\_ Driver's License #: \_\_\_\_\_ State: \_\_\_\_\_

**Second LESSEE: (Applicable for Tandem Spaces Only)**

Name: \_\_\_\_\_

Address (if non-resident): \_\_\_\_\_

(Street) (Apartment #) (City) (Zip)

Phone Number: \_\_\_\_\_ E-mail Address : \_\_\_\_\_

Permanent Address: \_\_\_\_\_

(Street) (Apartment #) (City) (Zip)

Home Phone #: \_\_\_\_\_ Social Security #: \_\_\_\_\_ Driver's License #: \_\_\_\_\_ State: \_\_\_\_\_

**VEHICLE INFORMATION**

Vehicle #1: Make: \_\_\_\_\_ Model: \_\_\_\_\_ Year: \_\_\_\_\_

Color: \_\_\_\_\_ License Plate #: \_\_\_\_\_ State: \_\_\_\_\_

Vehicle #2: Make: \_\_\_\_\_ Model: \_\_\_\_\_ Year: \_\_\_\_\_

Color: \_\_\_\_\_ License Plate #: \_\_\_\_\_ State: \_\_\_\_\_

LESSOR AGREES TO LEASE AND LESSEE(S) ACCEPT THIS LEASE ON THE FOLLOWING CONDITIONS:

**PROPERTY**

Lessor agrees to lease to the following "Parking Space":

Single Garage\* Parking Space Number \_\_\_\_\_ Single Offsite\*\* Parking Space Number \_\_\_\_\_

Tandem Garage Parking Space Number \_\_\_\_\_ \*\*Offsite parking spaces are located at [Insert address].

\*Garage parking spaces are located at 515 E. Broadway, Eugene, OR 97401

**TERM**

Lease Begins 12:00 Noon on \_\_\_\_\_ and ends 12:00 Noon on \_\_\_\_\_ (the "Term")

**RENT**

The Total Rent for the length of Lease Term is \$ \_\_\_\_\_ plus any Additional Rent incurred by Lessee in this Lease.

Rent in the amount of \$ \_\_\_\_\_ will be due in equal monthly installments of \$ \_\_\_\_\_ beginning \_\_\_\_\_.

Rent in the amount of \$ \_\_\_\_\_ is **due in full** at the time of lease execution by Tenant.

Lessee must pay Rent by check or money order or as otherwise agreed by Lessor in writing. If Lessor agrees to accept Rent in any form other than check or money order a 1.75% surcharge will apply. In the event that there is more than one Lessee signing this Lease, each Lessee will be jointly and severally liable for the rent owed under this Lease.

**PLACE OF PAYMENTS**

Lessee must pay Rent to Lessor at the following address: Core Campus Management Office, 515 E. Broadway; Eugene, OR 97401.

**NOTICE**

Lessee must send all notices by postage pre-paid First Class U.S. Mail or via hand delivery to the Lessor's address above. Lessor may place notices on Lessee's automobile, may send notices by postage pre-paid First Class U.S. Mail or via hand delivery to the Lessee's address above. Notice is given when it is mailed, hand delivered or placed on Lessee's automobile.

**RETURNED CHECKS**

If Lessee's check is returned by the bank Lessee must pay a charge of \$35.00 as Additional Rent. Lessee will also be responsible for a late rent charge of \$55.00 as Additional Rent and Lessee will be in violation of the lease for failing to pay the Rent on time, unless the Rent and any other amounts owing to Lessor are paid within 48 hours. Lessee must make all further payments to Lessee by certified check or money order if Lessee receives a returned check by the bank.

**ENDING THE LEASE**

This Lease expires at the end of the Lease Term. If this Lease ends and Lessee does not vacate the Parking Space on the lease ending date, Lessee must pay in addition to the normal Rent, \$10 per day as Additional Rent. This rental charge is due for each day that Lessee stays in possession of the Parking Space. If Lessee is also a resident of Hub on Campus Eugene, Lessor may, at its discretion, terminate this lease upon forty-eight (48) hours' notice, without cause, in the event that Lessee is for any reason no longer a resident at Hub on Campus Eugene (a "termination due to residential lease termination")

**SUBLETTING**

Lessee may not transfer this Lease or sublet the Parking Space.

**SUBSTITUTE PARKING SPACES / TERMINATION BY LESSOR**

Lessor may substitute any other parking space at the Property for the Parking Space listed above and Lessee agrees to move Lessee's vehicle to the newly designated space within three (3) days' notice of the change. Lessor reserves the right to terminate

or temporarily suspend this Lease in case of emergency or if repairs are needed to the parking structure or the Property.

**LESSOR'S RESPONSIBILITY**

Lessor is responsible only for any loss, expense, injury or damage caused by Lessor or Lessor's agent. Lessor is not responsible for any loss, expense, injury or damage to any person or property caused by items including but not limited to theft, fire, ice, snow, rain, water, or leaks. Lessor is not responsible for other persons parking vehicles in Lessee's Parking Space.

**LESSEE'S RESPONSIBILITY FOR INJURY OR DAMAGE**

Lessee agrees that Lessee is responsible for all personal property of Lessee, Lessee's guests or persons invited by Lessee in or on the Property, including loss, damage, costs, injury or death caused by Lessee, Lessee's guests or persons invited by Lessee or for any claim due to acts or from any failure to act by Lessee, Lessee's guests or persons invited by Lessee. Lessee is responsible for payment for damages or costs of Lessor from any claim based upon the acts of Lessee, Lessee's guests or persons invited by Lessee and the legal costs of defending Lessor if any claim is made against Lessor because of the acts of Lessee, Lessee's guests or persons invited by Lessee. Lessor has the right to choose the attorney who will represent Lessor. Lessee shall not engage in any illegal activities within lessee's vehicle while in the parking garage of the property. Lessee shall be responsible for keeping their assigned space tidy and shall not permit garbage to accumulate within designated space.

**TANDEM PARKING SPACES**

If Lessees select to lease a tandem parking space, it is the sole responsibility of Lessees to arrange which Lessee will park in each position. Lessor is not responsible for monitoring or managing which Lessee will park in which position and will not resolve disputes or tow either vehicle unless permitted by law, at Lessor's sole discretion. In the event of a termination due to residential lease termination, this Lease shall terminate for each Lessee. In the event that the residential lease termination is only applicable to one of the Lessees, the other Lessee shall have the option to 1) enter into a new parking lease for a single space for the remainder of the Term, provided that a parking spot is available, or 2) enter into a new parking lease, under the same terms and conditions, for the original tandem space for the remainder of the Term (with or without a new second Lessee).

**PARK NO UNAUTHORIZED VEHICLES**

LESSEE MAY ONLY USE THE PARKING SPACE TO PARK THE VEHICLE LISTED IN THIS LEASE. If Lessee changes the vehicle, Lessee must notify Lessor in writing. No motorcycles, campers, boats, trailers or unregistered or disabled automobiles are allowed on the Property at any time. Lessee may not make repairs to automobiles on the Property. All automobiles must have a current state inspection and be kept in good repair and appearance. Lessee must have Lessor's written permission to have a commercial pickup truck, van or motorcycle on the Property. Lessor may in its sole discretion and at any time during the term of this Lease require Tenant to provide Lessor with proof that Tenant or Tenants immediate relatives are the owners of the vehicle.

LESSOR MAY TOW, AT LESSEE'S EXPENSE, ANY VEHICLE DETERMINED BY LESSOR TO HAVE BEEN ABANDONED, PARKED OR STORED IN VIOLATION OF THIS LEASE.

**VEHICLE I.D.**

Lessee shall abide by all registration/identification requirements that may be imposed from time to time by Lessor.

**SPEED LIMIT**

Tenant shall observe and comply with a five mile per hour (5mph) speed limit at the Property.

**UNENFORCEABLE LEASE CONDITIONS**

If any court determines that any condition or part of this Lease is illegal or unenforceable, the rest of the Lease still continues.

**SALE OF PROPERTY**

A new owner can end this Lease by giving Lessee 90 day's written notice if there is a sale of the Property.

**BROKEN CONDITIONS OF LEASE BY LESSEE**

Lessee has broken this Lease if Lessee (i) fails to pay Rent or Additional Rent when it is due, (ii) does anything which is not permitted by this Lease, (iii) fails to do anything which is required by this Lease, or (iv) gives Lessor false information, including but not limited to information or signatures on this Lease.

**LESSOR'S RIGHTS**

The following are in addition to rights of Lessor under the law. If Lessee breaks any condition of this Lease or any Addendum to this Lease, Lessor can:

- 1) collect or go to court to collect (i) any past due Rent, (ii) any money which is due for the Term from Lessee, (iii) for damages caused by Lessee or Lessee's breaking any conditions of the Lease or Lessee's doing of any act which is not permitted by the Lease, (iv) reasonable costs and expenses which are spent by Lessor to enforce this Lease, including court costs, collection costs and attorneys' fees; and or
- 2) provide notification to Lessee the Lease has been broken, Lessor may have vehicle removed from parking space at Lessee's expense.

**LOSS OF LESSOR'S RIGHTS**

Lessor does not give up rights by accepting Rent, Additional Rent or by delaying, or not enforcing any condition in this Lease.

**WRITTEN CHANGES TO LEASE**

All of the promises and understandings between Lessor and Lessee are contained in this Lease. Any changes to this Lease require writing and signature by Lessor and Lessee.

**TRANSFER BY LESSOR**

Lessor may transfer this Lease. If transferred, Lessee's obligations go to the new Lessor. The new Lessor will have all of the rights that the current Lessor has under this Lease. Lessor may transfer this Lease without first getting Lessee's approval.

**LESSEE GIVES UP RIGHTS OF NOTICE**

**WARNING: BY SIGNING THIS LEASE, LESSEE AGREES TO GIVE UP THE RIGHT TO RECEIVE ANY NOTICE FROM LESSOR TO VACATE THE PARKING SPACE BEFORE LESSOR TAKES LEGAL ACTION AGAINST LESSEE.**

*Please Note: Your assigned parking space is not guaranteed and is subject to change during the first few weeks following the move-in date. Towing is not enforced during the first week following the move-in date. The clearance for the garage parking is 7'.*

Lessee hereby authorizes verification by Lessor of the information herein via consumer reports and other means. LESSOR and LESSEE agrees to the terms and conditions in this LEASE.

<b><u>LESSOR:</u></b>	<b>Core Campus Eugene, LLC</b>		
		Owner's Representative	Date

<b><u>LESSEE(S):</u></b>			
	Please Print Legibly	Lessee's Signature	Date

Please Print Legibly	Lessee's Signature	Date