

# Garage/Parking Space Lease Agreement

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This agreement by \_\_\_\_\_ (Lessor) and \_\_\_\_\_ (Lessee), for the garage/parking space number \_\_\_\_\_ located at \_\_\_\_\_, city of \_\_\_\_\_, state of \_\_\_\_\_.

### Terms of Agreement

This agreement commences on \_\_\_\_\_, 20\_\_\_\_\_, and runs until \_\_\_\_\_, 20\_\_\_\_\_.

### Cost

The rent for the garage/parking space is \_\_\_\_\_ Dollars (\$\_\_\_\_\_) per month. A parking decal, which will be furnished by the landlord, is required for garage rentals.

### Use

1. The garage/parking space is for the exclusive use of the Lessee and must be used for the parking/storage of motor vehicles only. Any motor vehicle maintenance or repair performed in the garage/parking space, or any other use of the property without the prior consent of Lessor or Lessor's agent, is prohibited.
2. The garage doors, gates or other access must be secured when otherwise not in use. Damage to other vehicles traced to Lessee's failure to keep the premises secure may result in termination of the agreement and financial responsibility for damage to those vehicles.
3. Damage by Lessee to the garage door, door jambs, ceiling, walls and floor beyond normal wear will be assessed to the Lessee.

### General Conditions

1. Lessee agrees to refrain from excessive noise when using the garage/parking space.
2. Lessee will keep garage/parking space clean and free of debris and will not store hazardous materials on premises. Lessee shall not operate a business on the premises, without written permission of the Lessor or lessor's agent. Any oil or other debris on the surface of the garage floor during the term of the lease is the responsibility of the Lessee, and costs involved in cleaning the garage/parking space to the level it was prior to the rental period will be charged to the Lessee's security deposit.
3. Lessor will not be liable for any damage done by bursting, leaking or running of any gas or water or any plumbing fixture in, above, upon or about the premises; for damage by water,

snow or ice being upon or coming off/through the roof or walks; damage arising from acts or neglect of other occupantss of the same building or other

motor vehicles; or the theft or vandalism by others. It is encouraged that Lessee purchase insurance to coer the above-mentioned instances.

4. Lessee will be notified of work being completed in the garage or parking lot that necessitates moving vehicles. Generally, 24-hour notice will be given.
5. The garage/parking space will be used solely by the Lessee. Use by any others will require prior permission by the Lessor or Lessor's agent.

Lessee \_\_\_\_\_ Date \_\_\_\_\_

Lessor \_\_\_\_\_ Date \_\_\_\_\_