

**RENTAL AGREEMENT FOR GARAGE-PARKING-STORAGE**

ADDRESS: \_\_\_\_\_ #UNIT \_\_\_\_\_ DATE \_\_\_\_\_

Landlord: \_\_\_\_\_

Tenant: \_\_\_\_\_

**Garage Space:** # \_\_\_\_\_ Monthly Rental: \$ \_\_\_\_\_ Deposit: \$ \_\_\_\_\_ Start Date: \_\_\_\_\_

**Storage Unit:** # \_\_\_\_\_ Monthly Rental: \$ \_\_\_\_\_ Deposit: \$ \_\_\_\_\_ Start Date: \_\_\_\_\_

**Parking Space:** # \_\_\_\_\_ Monthly Rental \$ \_\_\_\_\_ Deposit: \$ \_\_\_\_\_ Start Date: \_\_\_\_\_

***This Agreement*** is made and entered into between Landlord and Tenant as named above for the rental/lease of that Garage Space, Storage Unit, and or Parking Space identified above hereinafter referred to as the "Space", in consideration of, and according to, the following terms and conditions.

**Terms:**

**Rent:** Tenant shall pay monthly rent in the amount above, payable in advance by the \_\_\_\_\_ day of the month. This shall be paid each and every month during the duration of the agreement and payment shall be sent to Landlord at the following address \_\_\_\_\_ City \_\_\_\_\_ St \_\_\_\_\_ Zip \_\_\_\_\_

Any payment unpaid by the due date is considered delinquent. If payment is delinquent then a Late Fee of \$ \_\_\_\_\_ will also be due.

\_\_\_\_\_ This is a Lease Term and shall automatically terminate at midnight the end of the day on \_\_\_\_\_

-or-

\_\_\_\_\_ This is a month to month tenancy, termination shall be by written notice of at least twenty (20) days before the end of any monthly rental period, given by either party to the other. If Tenant vacates the premises prior to the expiration hereof or without notice as required by this paragraph, tenant shall be liable for additional rent as provided for in RCW 59.18.310. Any notice of termination must provide for the vacation of the premises by all occupants and their belongings unless otherwise agreed to by Landlord in writing.

**Deposit:** Tenant shall pay the deposit as stated herein above. Under any default by Tenant hereunder, Landlord shall be entitled to apply said deposit to any such default, without waiving any other rights or remedies Landlord may have against Tenant. Any and all deposits shall be forfeited completely if this agreement is terminated for any reason prior to the end of the lease term.

**Remedies:** During or after default hereunder, Landlord may pursue any remedies available by law, including termination of tenancy of this unit.

**Surrender:** Tenant shall surrender the premises to Landlord in clean, free from damage and debris in excess of normal wear and tear at the expiration or early termination of this Agreement.

**Use:** Tenant shall not use the space for anything other than what the Space is designed for, or that is within all legal regulations, laws, and requirements. The space is only being rented for the storage /parking of \_\_\_\_\_ Motor vehicles, \_\_\_\_\_ motorcycles , \_\_\_\_\_ other. Storage of hazardous materials is prohibited.

**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 to by the Landlord, shall not release the Tenant from the terms of the Agreement.

**Alterations:** Tenant shall not make any additions, alterations, and/or improvements to the Space, of any kind without the written approval of the Landlord.

**Entry:** Landlord and Landlords Agent shall have access to the Space at all reasonable times with a two day prior notice other than when it is an emergency or abandonment which will not require a notice.

**Attorney's Fees:** In the event it is necessary for either party to employ an attorney to enforce any terms of this Agreement, the other party agrees to pay a reasonable attorneys fee as provided for by law, In the event of a trial, the amount shall be as fixed by the Court.

**Illegal Provisions:** Should any provision in this Agreement be found to be contrary to any local, state or Federal Law, it shall be considered null and void, just as if it had never appeared in the agreement, and it shall not affect the validity of any other provision in the agreement.

**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.

**Entire Agreement:** This agreement, together with any written and signed addenda hereto, constitutes the entire Agreement between the parties. Any changes or modification must be in writing and signed by the parties. This Agreement shall be binding upon the parties, heirs, administrators, executors, and successors and assigns. Any provision in this agreement found to be invalid or in violation of any statute, rule, regulation or common law shall be considered null and void, with the remaining valid and in effect.

Signees

Tenant

Signature: \_\_\_\_\_ Print: \_\_\_\_\_ Date: \_\_\_\_\_

Tenant

Signature: \_\_\_\_\_ Print: \_\_\_\_\_ Date: \_\_\_\_\_

Landlord: \_\_\_\_\_ Print: \_\_\_\_\_ Date: \_\_\_\_\_