

Wuma, LLC dba University Apartments hereby agrees to rent to \_\_\_\_\_ parking spot # \_\_\_\_\_ in the parking lot located directly behind 2034 North High St. Columbus, OH 43201 for the sole purpose of parking at a monthly rate of \$\_\_\_\_\_.

I. Lease term:

- a. The lease is renewable on the first of every month, unless otherwise noted, and is therefore leased on a month-to-month basis, unless section I-b is filled out below;
- b. Lessee agrees to lease the above stated parking spot for the period of \_\_\_\_\_ with the agreement that full payment is due upon commencement of lease date and will carry on to month to month following.

II. Payment:

- a. Monthly leases are based on the calendar month and lease fees are payable accordingly.
- b. Payment is due on the first of the month, no exceptions. Failure to make payment by the 1<sup>st</sup> of the month will result in the assessment of a \$5.00 late fee, per space, per day, in addition to the monthly rental fee.
- c. Rental payments may be paid in the form of check or money order in person at 71 West 9<sup>th</sup> Ave. Columbus, OH 43201.
- d. If payment is not received by the 5<sup>th</sup> of the month, lease will be cancelled and vehicle will be subject to being towed at the owner's expense.

III. Returned Checks

- a. If any payment is returned by the bank, there will be a charge of \$50.00

IV. Lost permits

- a. University Apartments will not assume responsibility for lost or stolen permits.

V. Default

- a. If lessee fails to pay any installment of rent when due, or shall otherwise be in default of the terms hereof; the Lessor may at its option, cancel this lease and take immediate possession and use of said space without being liable in any way thereof.

VI. Rate Increases

- a. Lessor reserves the right to change rental rates as of the first day of the calendar month by giving thirty days written notice to Lessee at the lessee's address on file; notwithstanding any pre-negotiated lease terms.

VII. Restrictions

- a. Commercial tenants have the authority to use the entire parking lot for special events. During any special event, they have the right to use entire lot and are required to give all residents at least 24 hour notice.
- b. Any time this occurrence takes place, parking can be provided at a different University Apartments managed property by making the proper arrangements at least 3 hours in advance.

VIII. Release of Liability

- a. Lessee agrees to, and shall indemnify and serve harmless, the Lessor from and against any and all kind and nature arising or growing out of or in any way connected with the use, occupancy, maintenance, or control of the demised premises by the Lessee of its employees, patrons, or invitee, or arising out of, or in any way connected with, the operator of any act of omission of Lessee or its agents, employees, patrons or invitee's, whether on or off the property of any kind of nature whatsoever sustained during the terms hereof, in or about the demised premises. In addition, Lessee agrees that Lessor shall not be liable to Lessee for any loss or damage to any vehicle, on the premises and/or contents of said vehicle caused by fire, theft, vandalism, explosion, or by any other cause beyond the control of the Lessor.

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

Phone: \_\_\_\_\_

Lessee Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Lessor Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Permit #: \_\_\_\_\_