

PARKING SPACE LEASE AGREEMENT

This Parking Space Lease Agreement ("Agreement") is entered into on the _____ day of _____, 20_____, by and between _____ ("Lessor"), with an address of _____, and _____ ("Lessee"), with an address of _____.

1. LEASED PREMISES

The Lessor hereby leases to the Lessee, and the Lessee hereby leases from the Lessor, the parking space located at _____ ("Premises"). The Premises shall be used exclusively for the parking of motor vehicles owned or operated by the Lessee.

2. TERM

The term of this Agreement shall commence on the _____ day of _____, 20_____, and shall continue on a month-to-month basis until terminated by either party in accordance with the terms of this Agreement.

3. RENT

The Lessee agrees to pay the Lessor a monthly rent of \$ _____, payable in advance on the first day of each month. Payment shall be made to the Lessor at the address specified above or at such other place as the Lessor may designate in writing. Late payments shall incur a fee of \$ _____.

_____ if not received within five (5) days of the due date.

4. SECURITY DEPOSIT

The Lessee shall pay a security deposit of \$ _____ upon execution of this Agreement. The security deposit shall be held by the Lessor as security for the performance of the Lessee's obligations under this Agreement. The security deposit shall be refunded to the Lessee within thirty (30) days after the termination of this Agreement, less any deductions for damages or unpaid rent.

5. USE OF PREMISES

The Premises shall be used solely for the parking of motor vehicles. The Lessee shall not use the Premises for any illegal purpose or in any manner that would constitute a nuisance. The Lessee shall comply with all applicable laws, ordinances, rules, and regulations regarding the use of the Premises.

6. MAINTENANCE AND REPAIRS

The Lessee shall keep the Premises in a clean and orderly condition. The Lessee shall be responsible for any damage caused to the Premises by the Lessee or the Lessee's guests. The Lessor shall be responsible for structural repairs to the Premises, provided such repairs are not necessitated by the actions or negligence of the Lessee.

7. INSURANCE

The Lessee shall maintain liability insurance for any vehicles parked on the Premises and shall provide proof of such insurance to the Lessor upon request.

8. TERMINATION

Either party may terminate this Agreement by providing thirty (30) days written notice to the other party. Upon termination, the Lessee shall vacate the Premises and remove all personal property.

9. DEFAULT

In the event of a default by the Lessee, including but not limited to failure to pay rent or breach of any term of this Agreement, the Lessor may terminate this Agreement and pursue any remedies available under law, including eviction and recovery of damages.

10. GOVERNING LAW

This Agreement shall be governed by and construed in accordance with the laws of the State of

11. SEVERABILITY

If any provision of this Agreement is found to be invalid or unenforceable, the remaining provisions shall continue in full force and effect.

12. ENTIRE AGREEMENT

This Agreement constitutes the entire agreement between the parties and supersedes all prior negotiations, representations, or agreements, whether written or oral.

13. AMENDMENTS

This Agreement may only be amended by a written document signed by both parties.

14. NOTICES

Any notice required or permitted under this Agreement shall be in writing and shall be deemed delivered when delivered in person or deposited in the United States mail, postage prepaid, addressed to the parties at their respective addresses set forth above.

15. WAIVER

The failure of either party to enforce any provision of this Agreement shall not be deemed a waiver of that provision or any other provision of this Agreement.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first

above written.

LESSOR:

Signature: _____

Date: _____

Print Name: _____

LESSEE:

Signature: _____

Date: _____

Print Name: _____

NOTARY PUBLIC

State of _____

County of _____

On this _____ day of

_____, 20 _____,

before me, _____, a Notary Public in and for said county,

personally appeared _____ and

_____, known to me to be the persons whose names are
subscribed to the within instrument and acknowledged that they executed the same.

Witness my hand and official seal.

Signature: _____

Date: _____

Print Name: _____

My Commission Expires: _____

Notary Seal: _____