

PARKING SPACE LEASE AGREEMENT

This Parking Space Lease Agreement (hereinafter referred to as the "Agreement") is entered into on the ____ day of _____, 20____ (the "Effective Date"), by and between:

I. THE PARTIES

LANDLORD (LESSOR):

Name: _____

Mailing Address: _____

Email: _____

Phone: _____

TENANT (LESSEE):

Name: _____

Mailing Address: _____

Email: _____

Phone: _____

The Landlord and Tenant are collectively referred to herein as the "Parties."

II. THE PARKING SPACE

The Landlord agrees to lease to the Tenant, and the Tenant agrees to lease from the Landlord, the parking space located at the following address (the "Premises"):

Street Address: _____

City: _____ State:

_____ Zip Code:

The specific parking space is designated as:

Space Number/ID: _____

Location Description (e.g., "Upper Level," "Garage A"):

III. TERM

The term of this Agreement shall be as follows (check one):

☐ **FIXED TERM:** The lease shall begin on the _____ day of _____, 20____ and end on the _____ day of _____, 20____. Upon the expiration of this term, this Agreement shall automatically renew on a month-to-month basis unless either party provides written notice of non-renewal at least thirty (30) days prior to the expiration date.

☐ **MONTH-TO-MONTH:** The lease shall begin on the _____ day of _____, 20____ and continue on a month-to-month basis. Either party may terminate this Agreement by providing at least _____ days' written notice to the other party.

IV. RENT AND PAYMENTS

Rent Amount: The Tenant agrees to pay the Landlord a monthly rent of \$ _____ for the use of the Parking Space.

Due Date: Rent is due on the _____ day of each month.

Payment Method:

The payment instructions are as follows:

Late Fee: If rent is not received by the Landlord within _____ days after the due date, the Tenant agrees to pay a late fee of \$ _____ .

Returned Check Fee: In the event a check is returned for insufficient funds (NSF), the Tenant shall pay a fee of \$ _____ in addition to any applicable bank charges.

V. VEHICLE INFORMATION

The Tenant is authorized to park the following specific vehicle(s) in the Parking Space:

Vehicle 1:

Make: _____ Model: _____

Year: _____
Color: _____ License Plate: _____

State: _____

Vehicle 2 (if applicable):

Make: _____ Model: _____

Year: _____
Color: _____ License Plate: _____

State: _____

The Tenant agrees to update the Landlord immediately in writing if the designated vehicle changes.

VI. USE OF PREMISES

1. **Permitted Use:** The Parking Space shall be used solely for the parking of the vehicle(s) listed in Section V. The vehicle must be operational, fully insured, and currently registered with the appropriate government authority.

2. **Prohibited Acts:** The Tenant shall not:

- a. Perform vehicle maintenance, repairs, or oil changes on the Premises (except for emergency flat tire changes or battery jumps).
- b. Store personal items, trash, tires, or hazardous materials in the Parking Space.
- c. Live or sleep in the vehicle while parked on the Premises.
- d. Park any trailers, boats, or recreational vehicles without prior written consent.
- e. Block access to other parking spaces or driveways.

VII. LIABILITY AND INDEMNIFICATION

1. **Risk of Loss:** The Tenant acknowledges that use of the Parking Space is at the Tenant's sole risk. The Landlord shall not be responsible for any damage to the Tenant's vehicle, theft of the vehicle, or theft of contents from within the vehicle, regardless of the cause, including but not limited to fire, flood, collision, or criminal acts of third parties.

2. **Indemnification:** The Tenant agrees to indemnify, defend, and hold harmless the Landlord from any and all claims, demands, liabilities, losses, costs, and expenses (including reasonable attorneys' fees) arising from the Tenant's use of the Parking Space or any breach of this

Agreement.

3. **Insurance:** The Tenant is solely responsible for maintaining adequate automobile insurance coverage for the vehicle(s) parked on the Premises.

VIII. ASSIGNMENT AND SUBLETTING

The Tenant shall not assign this Agreement or sublet the Parking Space to any other party without the prior written consent of the Landlord. Any unauthorized assignment or sublease shall be void and constitute a material breach of this Agreement.

IX. DEFAULT AND REMEDIES

If the Tenant fails to pay rent when due or violates any other term of this Agreement, the Landlord may provide a written notice of default. If the default is not cured within

_____ days of receipt of notice, the Landlord may:

1. Terminate this Agreement immediately;
2. Tow the Tenant's vehicle at the Tenant's sole expense; and
3. Pursue any other remedies available at law or in equity.

X. TOWING AUTHORIZATION

The Tenant acknowledges that any vehicle parked in the Parking Space in violation of this Agreement, or any vehicle not listed in Section V, may be towed at the vehicle owner's expense without further notice, subject to applicable state and local laws.

XI. GOVERNING LAW

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

_____ .

XII. ENTIRE AGREEMENT

This Agreement constitutes the entire agreement between the Parties regarding the subject matter hereof and supersedes all prior agreements, understandings, and negotiations, whether written or oral.

XIII. SEVERABILITY

If any provision of this Agreement is held to be invalid or unenforceable, the remaining provisions shall continue to be valid and enforceable to the fullest extent permitted by law.

XIV. ADDITIONAL TERMS AND CONDITIONS

Additional provisions are as follows:

XV. SIGNATURES

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the dates set forth below.

LANDLORD:

Signature: _____

Date: _____ day of _____, 20____

Print Name: _____

TENANT:

Signature: _____

Date: _____ day of _____, 20____

Print Name: _____

*

NOTARY ACKNOWLEDGMENT**

State of _____

County of _____

On this _____ day of _____, 20____, before me, the undersigned Notary Public,
personally appeared _____ (Landlord) and
_____ (Tenant), proved to me on the basis of satisfactory
evidence to be the person(s) whose names are subscribed to the within instrument and
acknowledged to me that they executed the same in their authorized capacities, and that by their
signatures on the instrument the persons, or the entity upon behalf of which the persons acted,
executed the instrument.

WITNESS my hand and official seal.

Signature of Notary Public: _____

My Commission Expires: _____ day of _____, 20____

(Seal)

