

# PARKING LEASE AGREEMENT

Location: \_\_\_\_\_ Parties: \_\_\_\_\_

## Lessor Information:

Full Name / Business Name: \_\_\_\_\_

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

Phone / Email: \_\_\_\_\_

## Lessee Information:

Full Name / Business Name: \_\_\_\_\_

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

Phone / Email: \_\_\_\_\_

## Premises Description:

Parking Space Location / Number: \_\_\_\_\_

Type of Parking Space (e.g., Covered, Uncovered): \_\_\_\_\_

## Term of Lease:

Lease Commencement Date: \_\_\_\_\_

Lease Termination Date: \_\_\_\_\_

Renewal Terms: \_\_\_\_\_

## Rent and Payment Terms:

Monthly Rent Amount: \_\_\_\_\_ USD

Payment Due Date Each Month: \_\_\_\_\_

Late Payment Penalties: \_\_\_\_\_

## Security Deposit:

Security Deposit Amount: \_\_\_\_\_ USD

Conditions for Return: \_\_\_\_\_

## Use of Parking Space:

Lessee shall use the Premises solely for parking one operable motor vehicle and shall not use it for any illegal or unauthorized purpose. Lessee shall comply with all applicable laws, regulations, and community rules. No storage of hazardous materials or substances is permitted. Lessee shall not make alterations or improvements to the Premises without Lessor's prior written consent.

## Maintenance and Repairs:

Lessor shall maintain the structural integrity and safety of the Premises. Lessee shall keep the Premises clean and free of debris and shall promptly notify Lessor of any damage or needed repairs. Lessee shall be responsible for any damage

caused by Lessee's negligence or misuse.

**Access and Entry:**

Lessor reserves the right to enter the Premises upon reasonable notice to Lessee for inspection, maintenance, or emergency purposes. Lessor shall not be liable for any inconvenience or damages resulting from such entry.

**Insurance and Liability:**

Lessee shall maintain insurance coverage for their vehicle and personal property. Lessor shall not be responsible for any loss, damage, or theft of Lessee's property on the Premises except to the extent caused by Lessor's gross negligence or willful misconduct. Lessee agrees to indemnify and hold Lessor harmless from any claims arising out of Lessee's use of the Premises.

**Default and Termination:**

If Lessee fails to pay rent or breaches any term of this Agreement, Lessor may provide written notice specifying the breach and a time period to cure. If Lessee fails to cure within the specified time, Lessor may terminate this Agreement and recover possession of the Premises. Upon termination, Lessee shall remove all personal property and return the Premises to Lessor in good condition, reasonable wear and tear excepted.

**Assignment and Subletting:**

Lessee shall not assign this Agreement or sublet the Premises without the prior written consent of Lessor, which shall not be unreasonably withheld.

**Governing Law and Dispute Resolution:**

This Agreement shall be governed by and construed in accordance with the laws of the State of \_\_\_\_\_, without regard to conflict of law principles. Any disputes arising under this Agreement shall be resolved in the courts located within \_\_\_\_\_ County, \_\_\_\_\_. The parties waive the right to trial by jury to the maximum extent permitted by law.

**Entire Agreement and Amendments:**

This Agreement constitutes the entire agreement between the parties and supersedes all prior negotiations, understandings, and agreements. Any amendments or modifications must be in writing and signed by both parties.

**Notices:**

All notices under this Agreement shall be in writing and delivered by hand, certified mail (return receipt requested), nationally recognized overnight courier, or electronic means capable of confirmation to the addresses provided herein or such other addresses as designated by notice.

**LESSOR'S SIGNATURE**

**LESSEE'S SIGNATURE**

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

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

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