

# Parking Agreement

LANDLORD \_\_\_\_\_

TENANT(S) \_\_\_\_\_

PROPERTY ADDRESS \_\_\_\_\_

PARKING SPACE OR GARAGE IS DESIGNATED AS FOLLOWS: \_\_\_\_\_

It is acknowledged between the parties that this agreement is separate and distinct from any other agreement which the TENANT may have with the LANDLORD. This agreement is intended as a non-residential agreement.

**1. RENTAL AMOUNT:** Commencing \_\_\_\_\_ TENANT agrees to pay LANDLORD the sum of \$\_\_\_\_\_ per month in advance on the **1<sup>st</sup> day of each calendar month**. Said rental payment shall be delivered by TENANT to LANDLORD or his designated agent to the following location **8721 Santa Monica Blvd. #42 Los Angeles, CA 90069**. Rent must be actually received by LANDLORD, or designated agent, in order to be considered in compliance with the terms of this agreement.

(Check If Applicable) \_\_\_\_\_ A prorated share of rent in the sum of \$\_\_\_\_\_ is being paid to cover the period from \_\_\_\_\_ to \_\_\_\_\_.

**2. TERM:** The space/garage is leased on a month to month tenancy. Either party may revoke this agreement upon the service of a 30 day notice to quit.

**3. SECURITY DEPOSITS:** TENANT shall deposit with landlord the sum of \$\_\_\_\_\_ as a security deposit to secure TENANT'S faithful performance of the terms of this lease. TENANT may not use said deposit for rent owed during the term of the lease. Within 21 days of the TENANT vacating the premises, LANDLORD shall furnish TENANT a written statement indicating any amounts deducted from the security deposit and returning the balance to the TENANT. If TENANT fails to furnish a forwarding address to LANDLORD, then LANDLORD shall send statement and any security deposit refund to the leased premises.

**4. INITIAL PAYMENT:** TENANT shall pay the first month rent of \$\_\_\_\_\_ and the security deposit in the amount of \$\_\_\_\_\_ for a total of \$\_\_\_\_\_. Said payment shall be made in the form of personal check, money order, cashier's check or online payment and is all due prior to occupancy.

**5. TERMS AND CONDITIONS:** TENANT may only park a vehicle that is registered in the TENANT'S name. TENANT may not assign, sublet, or allow any other person to use this space. This space is exclusively used for the parking of passenger automobiles by the TENANT. No other type of vehicle or item may be stored in this space without prior written consent of LANDLORD. TENANT may not wash, repair, or paint in this space or at any other common area on the premises. Only vehicles that are fully operational and currently registered in the State of California may park in this space. Any vehicle that is leaking any substance must not be parked anywhere on the premises.

**6. INSURANCE:** TENANT agrees to maintain automobile liability insurance in accordance with the laws of the State of California and is to show LANDLORD proof of insurance upon the written request of the LANDLORD.

**7. PARKING CLICKER:** TENANT shall receive a parking clicker if a motorized gate is on the premises. There is a \$50.00 fee for each additional clicker requested or replacement.

(Check If Applicable) \_\_\_\_\_ TENANT received \_\_\_\_\_ parking clicker(s) per this Parking Agreement.

_____ TENANT	_____ CO-SIGNER	_____ DATE
_____ TENANT	_____ CO-SIGNER	
_____ TENANT	_____ CO-SIGNER	
_____ TENANT	_____ LANDLORD/AGENT	

**No representation is made as to the legal validity of adequacy of this agreement. If you desire, consult with an attorney.**