

Parking, Driveway & Storage Room Rental Agreement

The following tenants _____, agrees to rent car parking (area) & Storage (room) located at _____ Shell Beach, CA 93449, from Richard & Vicki Harrison owner(s). The term of this agreement is to continue with the current Lease Rental Agreement and continue until terminated by Landlord as provided in this agreement. If tenant vacates prior to the minimum term for any reason, tenant agrees to be responsible for payment of a re-rental fee \$100.00 per month, that will be due to cover cost of obtaining a new tenant.

The discount rental rate (when renting an apartment) is \$0.00 per month when paid by the 1st of the month, which is the rent due date. The normal rent paid by the 1st day of the month is \$100.00. In the event the rent is received more than 01 day after the rent due date, there is an additional late fee and late charge. The late fee is a flat amount of \$50.00 and a late charges; assessed 1 ½% per day on the un-paid balance.

A security deposit included in the Rental Security Deposit is also required. This deposit is refundable to the tenant at the end of the rental agreement, as long as the garage/storage room is returned in the same condition it was given and the tenant is not in default. Either party must give the other a written notice at least 30 days prior to the end of any rental month, if either desires to end the agreement.

Tenant agrees to the following terms:

1. In the event a check bounces, a fee of \$35.00 shall be due immediately.
2. Tenant agrees to provide (their own) lock or security measures; Owner is not responsible for any security.
3. Tenant agrees to keep vehicles properly licensed & carry insurance on belongings parked and/or stored.
4. Owner is not liable for any loss or damage to items stored in the parking areas or storage facility.
5. Tenant shall not store any hazardous, explosive, inflammable, illegal, or combustible materials in the facility.
6. Tenant shall not keep any pets or animals in the facility.
7. Tenant is responsible for keeping facility & surrounding area clean; free from vehicle markings, oil, and grease.
8. Owner has the right to enter the storage space for periodic inspections.
9. Tenant shall make no alterations to the storage space without written consent of the owner.
10. Tenant agrees not to disturb/create conflict with tenants/neighbors who may be living on or near premises adjacent to facility.
11. Loud noises are not permitted in and around the premises.
12. No doorways or walkways are to be blocked at any time, and no unmovable items may be left outside of the facility or on the common driveway or parking areas.
13. No car parts to be stored outside of the facility.
14. Any items left outside, including non-operative vehicle, will be removed at tenant's expense, if left for more than 3 days.
15. No car repairing service, painting or washing (using water) is permitted on the premises.
16. No business of any kind is to be operated on the premises without written permission of the owner.
17. Tenant shall not assign or sublet the storage space.
18. Unless otherwise agreed in writing, tenant is responsible for upkeep and minor repairs of the facility.
19. In the event premises are damaged by fire or other casualty, and rendered unusable, either party may cancel this agreement.
20. In the event the tenant fails to pay rent due under this agreement, or in any other way breaches this agreement, this agreement *is* terminated and if state law permits the landlord may deny the tenant access to the facility and remove any property (at the tenant's expense) belonging to the tenant.
21. In addition, for any unpaid rent or damages, landlord shall have the right to sell the property at public or private sale to recoup any losses.

I acknowledge that I have read and understand this agreement and have been given a copy:

Resident(s) Signature: _____ Date: _____

Residents(s) Signature: _____ Date: _____

Resident(s) Signature: _____ Date: _____

Resident(s) Signature: _____ Date: _____

Rental Owner/Management Signature: _____ Date: _____

