

Parking / Garage Rental Agreement

Lessor, David B Morgan agrees to rent to Lessee, _____, a parking space/garage located at 1427/1429 S Sherbourne Drive,, in the city of Los Angeles, CA, Zip Code 90035. Parking space is being further described as Parking Space # n/a at the above location.

RENTAL AMOUNT: Beginning on _____, Lessee agrees to pay \$ 100.00 per month in advance on the 1st day of each month. Rental payment shall be delivered by Lessee to Lessor at: 1429 S Sherbourne Drive, Los Angeles CA 90035.

TERMS AND CONDITIONS:

It is acknowledged between the parties that this agreement is separate and distinct from any other agreement which the LESSEE may have with the LESSOR.

Subletting: Lessee is strictly prohibited from subletting or assigning this space/garage, which is for the exclusive use of Lessee.

Registration and Insurance: Lessee agrees to use parking space/garage only for passenger vehicles with a current California registration in Lessee's name. LESSEE agrees to maintain automobile liability insurance in accordance with the laws of the State of California and shall show LESSOR proof of insurance upon the written request of the LESSOR.

Maintenance: Lessee shall maintain Lessee's vehicle, keeping it free from leaking any substance anywhere on the premises. Fluid leaks, such as oil and gas must be cleaned up promptly. Lessee shall not wash, repair, change oil or paint vehicle in this space or anywhere on the premises. Gasoline or old batteries shall not be stored on the premises. Lessee is responsible for any damage and/or stains to parking space/garage.

Possessions/Damage to Vehicle: Lessee shall not store any personal property or other vehicles in the space/garage without prior written consent of the Lessor. Lessor shall not be liable for loss of or damage to any vehicle, any contents of such vehicle, accessories to any such vehicle, or any property left in the parking space and/or area, resulting from fire, theft, vandalism, accident, conduct of other users of the parking area and other persons, or any other casualty or cause. Further, Lessee understands and agrees that: (a) Lessor shall not be obligated to provide any traffic control, security protection, or operator for the parking space and/or area; (b) Lessee uses the parking space and/or area at its own risk; and (c) Lessor shall not be liable for personal injury, death, theft, or loss of, or damage to, property. Lessee shall indemnify and hold Lessor and agents harmless from and against any and all claims, demands, and actions arising out of the use of the parking space and/or area by Lessee, its employees, agents, invitees, and visitors, whether brought by any of such persons or any other person.

Termination: Either party may terminate this agreement with advance 30-day written notice. Notice by Lessee shall be delivered to Lessor's address mentioned above. Lessor may deliver termination notice to Lessee at the below address:

1427 S Sherbourne Drive, Los Angeles CA 90035.

This agreement is a non-residential agreement and is separate from any other agreement between above mentioned parties.

David B Morgan
Lessor/Agent

Date

Lessee

Date



Addendum to "Parking/Garage Rental Agreement"

Specification of parking space

Resident is assigned as parking place the northern half of the concrete apron that is in front of the garage building. Resident is required to park in this space with vehicles positioned far enough forward (west) so as to permit free access and egress to vehicles that may be parked in the southern half of the concrete apron. Owner shall have the right to reassign resident to the southern apron parking space in the future, if owner deems such reassignment necessary. The garage building is not provided.

Initials: _____ Initials: _____ Initials: _____ Date: _____