

SRINIVASA NIMMAGADDA - R90B

**Pleasant View Gardens
Parking Agreement**

Garage/Carport/Parking Space: C133

Month Rent: \$ 75.00

Term: 4/10/17 - 3/9/18

1. Parking Rental

In addition to the Apartment, Resident also leases from Pleasant View Gardens ("Owner") the garage, carport or parking space described above (the "parking area").

2. Term

Unless set forth above, the term of this Parking Agreement shall be the same as your Lease term (as set forth on Page 1 of the Lease).

3. Rent

You agree to pay, as additional rent, the amount set forth above. The same terms and conditions which apply to payment of rent as set forth in your Lease (including late fees) shall apply to payment of additional rent for this Parking Area.

4. Use

Resident may use the Parking Area for the sole purpose of parking and/or storage of vehicles. If the Parking Area is within an enclosed garage that is accessible by you only, personal property owned by you may be stored by you in the Parking Area, subject to the following conditions: Resident shall not store explosives, flammable material, perishable food, live animals, materials which emit odors or any other item which is dangerous or illegal. No other activity is permitted in the Parking Area. No heating or cooling apparatus may be used. Electric, if available, is used for the sole purpose of lighting.

5. No Subletting

Resident may not sublet the Parking Area or allow any other person to store vehicles or personal property in the Parking Area.

6. Alterations

Resident shall not make any alterations or improvements to or paint the Parking Area.

7. Compliance with Laws

You must comply with laws, orders, rules and requirements of the fire marshal or other government authority as well as Pleasant View Gardens' rules and regulations regarding the use of the Parking Area.

8. Entry by Pleasant View Gardens

Upon reasonable notice, Owner, or Pleasant View Gardens, LLC, its authorized representative ("Landlord") may enter the Parking Area to provide services, inspect, repair or improve. In case of emergency, the Landlord may enter the Parking Area without your consent. If your Parking Area contains access door(s), you shall at no time change or replace the locks on the door(s) without prior written consent. If said approval is obtained, you must furnish the Landlord with a key for any new locks.

9. Damage or Loss

Resident bears all risk of loss to all vehicles or personal property stored in the Parking Area regardless of how loss is caused; including, but not limited to: loss by fire, water, storm, theft, act of nature or third party. Neither the community, Pleasant View Gardens, LLC nor any of its affiliates, employees or agents shall be liable to the Resident for any damage to or loss or theft of any vehicles or personal property stored in the Parking Area from any cause, unless caused by the gross negligence of Pleasant View, LLC.

10. Security

Pleasant View Gardens does not represent or guarantee the safety or security of the vehicles or personal property stored in the Parking Area.

11. Abandoned Property

At the end of the Lease term (or sooner if this Parking Agreement is terminated earlier), you agree to remove all vehicles and personal property and leave the Parking Area in the same condition as when you took possession, reasonable wear and tear expected. Any vehicles or personal property you leave behind in the Parking Area after you vacate the Apartment shall become the property of Pleasant View Gardens, LLC and we may dispose of the vehicles or personal property at your cost, as permitted by law.

12. Termination

Any breach of the covenants and conditions of this Parking Agreement by Resident not remedied within ten (10) days after notice by Pleasant View Gardens, LLC, shall result at Pleasant View Gardens' option, in the termination of this Parking Agreement.

13. Prohibited Vehicles

No recreational vehicle, tractors trailer, boat, boat trailer or trailer of any sort may be kept, housed, maintained or stored anywhere on the Community including but not limited to the streets, garage areas, carport areas, and parking lot areas, without prior written approval from Pleasant View Gardens, LLC. Any written approval shall specifically designate where said vehicle can be kept.

X  _____

Tenant Signature

X 04/10/2017

Date

Tenant Signature

Date

Landlord

Date