



EZ 1 Parking and Storage, LLC

6004 Walker Mill Rd, Capitol Heights. MD 20743.

ezparkingandstorage@gmail.com

www.ezparkingandstorage.com

(301)245-0000

PARKING/STORAGE AGREEMENT

Rental Agreement made on [[RENTAL_MOVE_IN_DATE]], between:

1 Lessor Name: **EZ1 Parking and Storage. LLC.**

2 Lessee Full Name: [[CUSTOMER_NAME]] Lessee's company's name: [[EMPLOYER_NAME]]

Address: [[CUSTOMER_STREET_ADDRESS]] City / State / Zip Code: [[CUSTOMER_CITY_STATE_ZIP]]

Electronic mail Address: [[EMAIL_ADDRESS]] Cell Phone (1): [[CUSTOMER_CELL_PHONE_NUMBER]]

Emergency Contact: [[EMERGENCY_CONTACT]] Cell Phone (2): [[EMERGENCY_CONTACT_PHONE_NUMBER]]

Rent Terms and Conditions:

In consideration of the mutual covenants outlined in this agreement, as well as other valuable considerations, the receipt and adequacy of which are hereby acknowledged, the parties agree to adopt the in

Location Address: 6004 Walker Mill RD, capitol Heights, Maryland 20743

Parking spot(s) assigned : [[UNIT]], Unit Size (Lenght x With by Foot): [[UNIT_SIZE]],

Price [[UNIT_TYPE_PRICE]], Total monthly charge [[RENT]].

1. Access to the Facility and the Parking Lot:

2. Access to the facility and the parking lot is limited to the hours and days of operation posted there. At our discretion, we may require the lessee or the Authorized Access Person to access their units or sp

3.

4. Authorized Access Person:

5. Your named Authorized Access Persons are the lessee's agents and are not parties to this Rental Agreement. They have no rights as tenants under this Rental Agreement. They have no standing to bring

6.

7. Default, Term, Abandonment, and Termination:

8. The effectiveness of this rental agreement, determined for a Total monthly charge [[RENT]] will start at [[RENTAL_MOVE_IN_DATE]], and according to what was specified before in this parking agreeme

9. 3.1 The lessee may terminate this Rental Agreement at any time by giving the lessor 15 days' written notice, through Email or text message (cited on the head of this agreement); however, the lessee i

10. 3.2 The lessor may terminate this rental agreement even if the lessee is not in default, with or without cause, by giving written notice at least 30 days before the expiration of the rental by written notice

11. 3.3 The lessee is considered in default if he fails to pay Monthly rent or other charges when due, he fails to comply with applicable law or any provision of this Rental Agreement, if anything you represe

12.

13.

14. 3.4 The Lessor may terminate this rental agreement without notice to the Lessee if we reasonably determines that the Lessee vacated or abandoned your space.

15. 3.5 The lessor may pursue any available remedy, and our decision to pursue one remedy does not prevent us from pursuing other remedies.

16. 3.6 In case the lessor notices that the lessee is storing used tires in containers, or on the ground in the parking lot, or creating a mess in the area with debris from mechanical work, maintenance, or rep

17.

18. Default and Possession:

19. If the lessee fails to pay the required dues under this agreement and is in default for more than 30 days, **all personal property stored in the leased space may be towed or removed. If the personal p**

20.

21. Changes to the Rental Agreement:

22. **Any changes or additions to this rental agreement (rental address, phone number, e-mail, etc), for you or your emergency/alternate contact person(s), will only be binding if made in writing**

al: _____

23.

24. 5.1 If the lessee adds new unit(s) or spot(s), the lessor sends a new link through the website <https://www.ezparkingandstorage.com>, to the lessee to sign the new contract, in case that new contrac

25.

26. NOTICES: Your consent to Electronic Communication:

27. **Lessee understands and agrees that all modifications notice of this rental agreement, termination notice, or lien notice may be given by electronic mail.**

28.

29. 6.1 **Notice of default may be given by electronic mail.**

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31. 6.2 **Notices will be personally served or served by first class mail deposit in the U.S. mail with postage fully prepaid to the address and party provided in this Rental Agreement or to the l**

al: _____

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33.
34. **Electronic contract:**
35. The lessee adheres to and accepts this electronic contract, which is an agreement concluded between the two parties, the lessor and the lessee, via the Internet that creates a mutual obligation between
36.
37. 7.1 for each unit or spot rented by the lessee, the lessor sends a new link through the website <https://www.ezparkingandstorage.com>, containing the Rental Agreement for the rented unit or spot, to f
38.
39. 7.2 If the tenant does not sign this electronic contract after renting the unit(s) or spot(s) from the lessor, or if the tenant signs it later than the date of possession of the unit(s) or location(s), By making a
40.
41.
42. **Payment of Monthly Rent:**
43. The monthly rate for the rental of parking space(s) is due and payable by the first day of each month. If the monthly rental charge is not paid when due (after the 5th), a late fee of a fixed amount (\$50) wil
44.
45. **Additional Vehicle Charge:**
46. The Lessor will charge for each additional vehicle parked outside rented spots, according to the daily rate (\$50/vehicle sized over 35 ft in length & \$30/vehicle sized less than 35 ft in length).
47.
48. **Insurance:**
49. Lessee understands and agrees that all his vehicles and equipment parked should have active full coverage insurance.
50.
51. **Limitations to Agreement:**
52. Lessee's use of the Parking Lot shall not be exclusive. The lessor shall also have the right to use the Parking Lot for its own purposes, which shall take priority over the lessee's right of use. Lessor use w
53.
54. **Liability:**
55. The Lessor shall not be responsible for damage or loss to possessions or items left in the lessee's vehicles and personal property. The lessor shall not be liable for damage to the lessee's vehicles and be
56.
57. **Indemnification:**
58. In the event of damages resulting from the acts or omissions of other occupants, lessor, employees, or a breach by other occupants of any provision of this Agreement, Tenant shall protect, defend, and h
59.
60. **Prohibited Activities:**
61. No dangerous or illegal materials may be stored, kept, or brought into the parking lot. Lessee may not use a leased space for residential purposes, sleep, stay, operate a business, store chemicals, hazar
62.
63. 14.1 In the event the lessor notices that the lessee is storing tires in containers, leaving them on the ground in the parking lot, or creating a mess in the area with debris from mechanical work, mainten
64.
65. **Inspection:**
66. The lessor, its employees, and representatives shall have the right to examine the space leased by the lessee and how he uses that space at any time and determine whether the lessee complies with all
67.
68. **Removal of Property:** No later than the last day of the term, the lessee shall and at his own expense, remove all his personal property, not affixed to the land. and leave the leased spaces clean. and all
69.
70. **Voluntary Agreement:**
71. The parties acknowledge that they are entering into this rental agreement freely and voluntarily. They have ascertained and weighed all the facts and circumstances likely to influence their judgment, that
72.
73. **Governing Law:**
74. This Agreement shall be governed by the laws of Maryland.
75.
76.
77.
78. **Assignment:**
79. Neither party may assign or transfer this Lease without the prior written consent of the non-assigning party, which approval shall not be unreasonably withheld.
80.
81. **Legal Advice:**
82. The parties acknowledge that they have had the opportunity to obtain independent legal advice with respect to this Agreement and have either done so or waived their right to do so.
83.
84. **Severability:**
85. **If any provision of this Agreement is held to be invalid or unenforceable by any court of competent jurisdiction, the remaining provisions shall remain in full force and effect.**

Lessee Name: **[[CUSTOMER_NAME]]** Date: **[[RENTAL_MOVE_IN_DATE]]**