

EZ 1 Parking and Storage, LLC
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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 information previously provided by the lessee, including **full name, address, city, county zip code, phone number(s), and email address.**

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

Parking spot(s) assigned : **[[UNIT]]**, Unit Size (Length x Width by Foot): **[[UNIT_SIZE]]**,

Price **[[UNIT_TYPE_PRICE]]**,

Total monthly charge **[[RENT]]**.

Access to the Facility and the Parking Lot:

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 their Authorized Access Person to access their units or spots by coming first to the office at the facility or otherwise restrict their access to their unit(s) / in our facility.

Authorized Access Person:

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 any claims arising under this Rental Agreement or because they have authorized access to the lessee's spot(s). We provide this authorized access as a convenience to you and reserve the right to revoke it at our sole discretion.

Default, Term, Abandonment, and Termination:

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 agreement in terms of, leased space, indicating its area in terms of length/depth and width, and the total monthly rent, and continue Month-to-Month basis from the first day of each following month until terminated by lessor or lessee.

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 (cite the head of this agreement); however, the lessee must still pay all amount due (including the full monthly rent for the last month of the term).

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 or through email or text message (provided by the lessee on the head of this agreement).

Default and Possession:

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 property is a motor vehicle or watercraft and the lessee is in default, the lessor has the right to the extent permitted by applicable law, to possess and place a lien on the lessee's cars, trucks, vans, containers, or any of their items in the leased space. The lessor may also sell all the property with proper legal notice in order to meet the unpaid rent and expenses to satisfy the debt if the lessee is in default.**

Changes to the Rental Agreement:

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 and signed by both parties or their authorized representatives. Alternatively, the lessee must provide us with a written notice specifying the new or changed information or additions through certified mail, followed by confirmation of receipt.

Initial: _____

Legal Advice:

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.

Severability:

If any provision of this Agreement is held to be invalid or unenforceable by any court of competent jurisdiction, the remaining provisions remain in full force and effect.

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