

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 information previously provided by the lessee, including **full name, address, city, county, state, 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 (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 spots by coming first to the office at the facility or otherwise restrict their access to their units(s) / spot(s) in our facility.

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 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.

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 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.

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 must still pay all amount due (including the full monthly rent for the last month of the term).

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

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 represent to us in this Rental Agreement is our turn out to be untrue, or if we have reason to believe that the lessee or any Authorized Access Person have engaged in criminal activity. We may terminate this Rental Agreement if the lessee is in default by giving 15 days 'written notice to you through mail, email, or text message.

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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 repair of cars or trucks as traces of engine oil, gasoline, or diesel, the lessor has the right to object and to terminate the contract at any time.

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 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 lien if the lessee is in default.**

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

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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 contract is not signed or signed at a later time, the new units or spots are subject to the same rules and conditions as the first contract signed previously by the lessee, starting from the new move in date to these units or spots.

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.

30.

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 last known address the lessee provides, or maybe delivered electronically to the lessee's most current email address on record. Service is complete upon delivery if personally delivered, on the date mailed if mailed, or on the date and time sent by us if sent electronically. Any communications by us may be sent electronically, and the lessee consents to electronic signatures. All electronic communications have the same legal effect as if made in non-electronic form.

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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 the parties and is enforceable under certain legal requirements.

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 the Email address or text message of the lessee (mentioned previously and provided by the lessee) for signing it.
- 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 partial or full payment the dues resulting from this contract, the lessee accepting our terms and conditions. This contract is considered binding and acceptable to the lessee.
- 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) will be added to the monthly rent for each parking spot, and a charge of \$35 will be assessed for each returned check.
- 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 will be allowed with advance notice to the lessee of at least one week. In the case of an emergency, as determined by the lessor in its sole discretion, the one-week notice requirement shall be waived, allowing for immediate use and access by the Lessor. There is no limit to such use. The Renter shall use the Parking Lot solely for its own business-related services.
- 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 belongings, even if caused by another vehicle or person in the parking lot and surrounding area.
- 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 hold harmless the Company, the Owner, and its employees from any claims, demands, costs, liabilities, and damages.
- 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, hazardous materials, or materials that may cause a hazard to the environment and person, or repair vehicles in the parking lot. Lessee shall not store or grow any illegal substances or conduct criminal activity on the property of the leased space.
- 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, maintenance, or repair of cars or trucks (such as traces of engine oil, gasoline, or diesel), the lessor has the right to object and to terminate the contract at any time.
- 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 their obligations under this agreement.
- 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 the belongings of the lessee remaining on the leased spaces after the last day of the term of this lease shall be conclusively deemed abandoned and may be removed by the lessor, and the lessee shall reimburse the lessor for the cost of such removal.
- 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 they have given due consideration to the provisions contained herein, and that they understand and consent to all provisions herein.
- 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]]