



Parking Lease Agreement

Super Dot Storage, LLC (Lessor) hereby leases to Tenant, the following parking space to park and/or store a vehicle.

1. PARTIES

a) LESSOR

Company: Super Dot Storage
 Payment Address: 320 Sundown Meadow Rd, Belgrade MT 59714
 Contact: Anne and Mike Moody
 Phone: 406-599-8909
 Email: SuperDotStorage@gmail.com

b) TENANT

Name: _____
 Address: _____
 City: _____
 State: _____
 Zip: _____
 Phone: _____
 Email: _____
 Alternative Contact: _____

2. MONTHLY RATE/START DATE/TERM

Monthly Rate: \$45 per vehicle, per parking space, per month
 Start Date: _____
 End Date: To be determined with a 30-day notice.
 Term: This lease shall continue in effect from month to month unless written/emailed 30-day notice of termination is given by either party to the other.

3. PARKING LOT/SPACE/VEHICLE DESCRIPTION

Parking Lot: 320 Sundown Meadow Rd, Belgrade MT 59714
 Parking Space #: _____
 Vehicle: _____
 Make/Model: _____
 Year: _____
 Length: _____
 Type/Color: _____

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4. FIRST MONTH RENT & DEPOSITS

First Month's Rent: _____
 Last Month's Rent: _____
 Security Deposit: _____
 Total: _____
 Provision: Tenant is required to pay First Month Rent, Last Month Rent and Security Deposit prior to placement of vehicle on property

Belgrade: I-90 Frontage Rd

5. PARKING SPACE LOCATION/DESCRIPTION/DIRECTIONS

Location: Belgrade I-90 Frontage Rd Lot (320 Sundown Meadow Rd)
 Description: Outdoor, uncovered, unlocked, 24-hour access. No plowing services are available.
 Directions: Only one item, as identified below (including non-motorized trailers) may be parked in each parking space. No loose items are permitted. Park so that the parking space number listed in Section 3. is directly in the middle of your vehicle

6. RENT PAYMENT SCHEDULE

Rent Due Date: Day of each month.
 Late Fee: A five-day grace period, after the due date is permitted, however a \$5.00 (five dollars) Late Fee is added for EACH day after the grace period ends.
 Return Check Fee: \$75.00 (Due only if rent check is returned for insufficient funds). After the 2nd returned check, the customer agrees to no long provide checks and must provide payment using alternative methods.
 Provisions:

- Mailing address: 320 Sundowner Meadow Rd, Belgrade MT 59814
- Any payment (by Tenant) accepted by Super Dot Storage, of a lesser amount than full payment due from Tenant, shall be treated as payment on account.
- Super Dot Storage may exercise its right to terminate this lease agreement if rent, late fee or return check fee is not paid within 30 days of due date.
- Super Dot Storage does not pro-rate months.
- **Super Dot Storage does not plow out the lots during the winter months.**

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7. DEPOSIT APPLICATION AND RETURN

Super Dot Storage • 320 Sundown Meadow Rd, Belgrade MT 59714 • 406-559-8909 •
 SuperDotStorage@gmail.com



- Tenant agrees that Super Dot Storage may apply deposits towards any outstanding rent, late fees, return check fees, or removal of abandoned vehicles fees if applicable, upon lease termination.
- Balance of security deposit (less any outstanding rent, late fees, return check fees, removal of abandoned vehicles fees) shall be returned to Tenant upon 5-days of lease termination *and* the removal of all personal property and vehicles from the parking space.
- 30-day notice is required. Last month's parking rent deposit will be applied to the last invoice. Last month rent deposit is not refundable.

8. ABANDONED VEHICLES (and/or ceasing to pay for parking under the terms of this Parking Lease Agreement)

- IF 30 DAYS PASS WITHOUT PAYMENT OF RENT, FEES, The VEHICLE WILL BE CONSIDERED ABANDONED AND BECOME THE SOLE PROPERTY OF Super Dot Storage TO DISPOSE OF AS THEY WISH. TENANT COMPLETELY AGREES WITH THIS CLAUSE AND UPON SIGNATURE GIVES UP ANY RIGHTS TENANT MAY HAVE UNDER STATE OR FEDERAL LAW AND GIVES UP THE RIGHT TO CONTEST THIS AGREEMENT. TENANT ENTERS INTO THIS AGREEMENT UNDER TENANT'S OWN FREE WILL.

9. TENANT AGREES

- To only park the vehicle listed, and to only park in the parking space listed in Section 3 of this agreement. No loose items are permitted. Violation of this provision shall constitute grounds for termination of the lease.
- Not to use or disturb other tenants' vehicles.
- Use extreme caution (and look both ways for trains) when crossing railroad tracks to enter or exit the property.
- Release Super Dot Storage and Property Owner from any/all liability from theft, damage, injury and/or death of/to vehicles, trailers, tenants, tenants' associates.
- If Tenant's payments are over thirty days late, Super Dot Storage shall have the right to remove Tenant's vehicle, at Tenant's expense, after 72 hour emailed notice to Tenant.
- To remove vehicle from property upon lease termination. If Tenant fails to remove vehicle upon lease termination, Super Dot Storage shall have the right to remove the Tenant's vehicle, at Tenant's expense, after 72 hour emailed notice to Tenant, unless Super Dot Storage has given Tenant a written agreement upon lease termination stating otherwise.
- To remove vehicle from property upon lease termination. If Tenant fails to remove vehicle upon lease termination, Super Dot Storage shall have the right to remove the Tenant's vehicle, at Tenant's expense, after 72 hour emailed notice to Tenant, unless Super Dot Storage has given Tenant a written agreement upon lease termination stating otherwise.
- To secure your vehicle or trailer by all appropriate measures including locking doors, windows, utilizing padlocks and tongue locks, etc.
- Not to obligate the Super Dot Storage and/or Property Owner. Not to pledge the credit of Super Dot Storage and Property Owner for any purpose whatsoever.
- Super Dot Storage and Property Owner shall not be responsible for theft, the debts or



liabilities incurred, or for damages caused by the Tenant, or by other parties.

- Tenant is responsible to have insurance coverage on any items.
- Tenant agrees to hold Super Dot Storage and Property Owner harmless.
- To not dump or dispose of any waste or waste water on the property. Remove any/all garbage and debris at Tenant's expense.
- Tenant agrees to not live in or stay in any item parked on the lot for any amount of time. This agreement is for parking/storage only. Violation of this shall be grounds for immediate towing of the illegally parked item.
- Tenant agrees to remove items on the lot with a 24-hour emailed notice if it has been found that tenant parking rent is past due or is in violation of the items in this agreement. No return of deposits shall be issued if tenant violates the terms of this agreement.
- Tenant agrees not to stay overnight on the parking property, live at parking property or otherwise take up temporary or other residence at. Space is to be used as storage only. Anyone found to be staying overnight at the parking property will be in violation of this lease agreement.
- Illegal activity is strictly prohibited.

11. NO PARTNERSHIP CREATED

- This lease shall not be deemed to give rise to a partnership relation, and Tenant shall not have authority to obligate Super Dot Storage and Property Owner without written consent.

12. OBLIGATION OF HEIRS AND ASSIGNS

- The terms of this lease shall be binding upon the heirs, executors, administrators, successors and assigns of both parties.

13. TRANSFER OF PROPERTY

- If the property owner should sell or otherwise transfer title to the property, such action will be done subject to the provisions of this lease.

14. DISPUTES/MEDIATION

- Failure of the Tenant to comply with the agreements set forth in this lease shall not make Super Dot Storage and Property Owner liable for damages to any party.
- Any problem or disagreement concerning the lease shall be presented in writing via email to the other party at least 30 days before the termination of this lease.
- Parties agree to work together to amicably resolve any disagreement concerning this lease without hiring attorneys.
- If parties are unable to resolve a dispute regarding the lease, they agree to hire one mediator to resolve the dispute.
- The decision of the mediator shall be binding upon the parties of this lease.
- Any cost for such mediator shall be shared equally by the two parties to this lease.

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15. CHANGE OF ADDRESS



- Parties agree to alert each other immediately upon change of address in writing, via email or fax.

16. CORRESPONDENCE

- Parties agree to correspond in writing, via email or fax.

17. AMENDMENTS

- Amendments and alterations to this lease shall be in writing, via email or fax, and signed by both Super Dot Storage and Tenant. This Parking Lease Agreement is hereby entered into by the parties listed.

Our signature below acknowledges we have read and agree to all the terms of this Parking Lease Agreement.

Parking Tenant (Print Name)	Tenant (Signature)	Date
Super Dot Storage (Print Name)	Super Dot Storage (Signature)	Date