**FOUR SEASONS NORTH COUNCIL OF CO-OWNERS**

**ADDITIONAL STORAGE UNIT AND**

**PARKING SPACE AGREEMENT**

**THIS FORM WILL BE FILLED OUT AT THE OFFICE OF THE MANAGEMENT COMANY**

**Parties**

Property Address: Date:

Unit Owner:

 Resident(s)/If not owner:

Four Seasons North Council of Co-Owners (“Council”) agrees to rent to above named Unit Owner (“Owner), and Owner agrees to rent from Council, that parking space and/or storage unit, (which shall collectively be referred to hereinafter as the "space") identified below according to, and in consideration of, the following terms and conditions.

**Parking Space Information:**

Space #: Start Date: Key Fee: $ Monthly Rental: $

Start Date:

**Storage Unit Information:**

Storage Unit #: Start Date: Key Fee: $ Monthly Rental: $

Start Date:

Condition of space at commencement of tenancy:

**Terms and Condition**

1. **Term:** This is a month-to-month Agreement. Either party may terminate this Agreement by first serving upon the other party 30 days advance written notice of termination. Such notice shall be deemed served when personally delivered to the other party, or three days after the first being placed in US mail, postage prepaid and sent via first class mail. Any designated termination date must be the last day of any monthly rental period (i.e. the last do of the month).

-Or-

( ) This is a term lease, and shall automatically terminate at midnight (the end of the day) on

2. **Rent Due Date:** Rent, as set forth above in the "Monthly Rental," is due on the first day of each monthly rental period and shall be payable as additional rent.

3. **Rent Increases:** In the event that the parties have entered into a month-to-month Rental Agreement, Council may increase rent by first providing Resident with 30 days' written notice of such increase. Except as modified by such an increase, all other terms and conditions of this Agreement shall remain in full force and effect.

4. **Key Fee:** Resident shall pay that new key fee amount of $50 set forth hereinabove for all storage unit rentals. This is a non-refundable fee, as it is for document preparation and rekeying of the unit.

Initials: Initials:

5. **Limitation on Use:** The space shall only be used for parking and/or storage for the following items: ( ) motor vehicle ( ) motorcycles ( ) other (describe in an attachment hereto). Any of the aforementioned vehicles must be fully operational, licensed and insured at all times material herein. Resident shall not use the Space for any purpose that violates any local, state and/or federal law. Storage of hazardous materials is prohibited.

6. **Remedies:** In the event any default hereunder, Council may pursue any remedies available by law, including termination of tenancy of this unit, fines or forfeiture of personal property in storage units and/or towing of vehicles.

7. **Insurance:** Council hereby advises Resident to procure and maintain liability and property insurance for all of Resident's personal property.

8. **Entry:** Owner shall permit Council and Council's Agents to enter the Premises at all reasonable times with at least two calendar days prior notice, except for emergencies or abandonment, in which case no notice shall be required.

9. **Assignment:** This Agreement shall not be assigned and/or sublet to any third party or entity without the prior, express written authorization of the Council and any such assignment or sublease, even if agreed by the Council, shall not release the Resident for the terms of the agreement.

10. **Alterations:** Tenant shall not make any alterations, additions, and/or improvements to the Space, of any nature whatsoever, without the prior written consent of Council. Temporary shelving is not considered a permanent improvement.

11. **Surrender:** Upon expiration or early termination of this Agreement, Owner shall surrender the premises to Council in clean, broom swept condition, free from damage in excess of normal wear and tear.

12. **Non-waiver:** Failure of Landlord to promptly enforce any terms or condition found herein, or the acceptance of rent under this agreement or any other residential tenancy agreement, shall not constitute a waiver of Council’s right to enforce the same at any time in the future.

13**. Savings:** If any terms or condition of this agreement are found to be invalid, illegal, and/or unenforceable for any reason, then it is the express intention of the parties to have said terms and condition replaced with such terms and condition as may be valid, legal and enforceable, and which fulfill the intent of the parties as depicted herein.

14. **Attorney's Fees:** In the event of any default hereunder, Council shall be entitled to its attorney fees and costs incurred in enforcing said default, whether or not suit or action is filed, and in any appeal from any such suit or action.

15. **Termination:** Any violation of this agreement may also be considered to be a material violation of any lease or rental agreement between Owner and Resident (if different from owner).

**Acknowledgements**

Owner (Print): Signature:

Date:

Resident (Print): Signature:

Date:

Council (Print): Signature:

 Date: