

PARKING ADDENDUM TO STANDARD APARTMENT LEASE

THIS ADDENDUM, entered into on this _____ day of _____, 20____ is an addendum to the lease dated _____, 20____ (Lease) by and between Landlord (as stated on Lease) and _____ ("Tenant").

1. In addition to the terms and conditions of the Lease, Landlord grants, and Tenant accepts a reserved parking space and agrees to pay Parking Fee as follows:

() Space number _____ in the **Carleton Apartments** parking garage, at the rate of eighty dollars (\$80.00) per month plus a fifty-dollar (\$50.00) deposit for the garage door opener.

2. The Parking Fee is payable monthly, in advance on or before the first day of each month to Landlord (as stated on Lease). Payment of Parking Fee and Rent due to Landlord under the Lease terms may be combined.
3. Landlord reserves the right to control the assignment and use of parking spaces, including changing assigned reserved spaces, increasing monthly rate. Landlord may cause to be towed away, without expense to or liability of Landlord, any vehicle parked by Tenant or any other person not in accordance with this Addendum.
4. Use is limited to the single private vehicle identified below. Landlord may terminate this Addendum if Tenant allows unauthorized vehicles into parking garage or otherwise fails to comply with the parking rules and regulations. Landlord may terminate Addendum without effect on Tenant's rights and responsibilities under the Lease. No vehicle over 6' 7" high is allowed into the parking garage.
5. Tenant grants Landlord the right, with 72 written hours' notice, to remove at Tenant's sole expense any vehicle, which, in Landlord's opinion, remains inoperable for five (5) consecutive days.
6. Termination or expiration of the Lease shall terminate this Addendum. Tenant shall not terminate this Addendum prior to the termination of the Lease. Rather, early termination hereof shall be at the sole discretion of the Landlord. Landlord may immediately remove any vehicle from the garage after termination of this Addendum with full immunity from damages for such removal.
7. Landlord shall not be liable to Tenant, members of its household, invitees, guests, or any person claiming there under for personal injury, death or property damage resulting from any cause, unless caused by the gross negligence or willful misconduct of Landlord.
8. If a lease is renewed by the tenant, the parking will also be renewed unless the tenant gives notice to cancel parking in writing within **30 days prior to the lease renewal**.

IN WITNESS WHEREOF, this Addendum is executed on the date first entered above.

LANDLORD:

(As stated on Lease)

By: FrontDoor, L.L.C., its management agent

By: _____

Leasing Manager

TENANT:

Signature _____

Name: _____

Apt Address: _____

VEHICLE IDENTIFICATION

LIC. PLATE #: () _____ PHONE #: _____ EMAIL: _____

MAKE: _____ MODEL: _____ COLOR: _____ YEAR: _____