



PERSONAL PROPERTY / PARKING / STORAGE LEASING AGREEMENT

LESSOR: _____

LESSEE: _____

ADDRESS (ST., AVE., PL., BLVD., ETC.) _____ CA _____
ZIP CODE

A. Term:	_____ Month to Month _____	G. Parking Charge:	\$ _____ Space No. _____
B. Beginning Date:	_____	H. Storage Charge:	\$ _____ Space No. _____
C. Payment Due Date:	_____	I. Leased Property:	Monthly Charge: _____
D. Monthly Rental:	\$ _____		\$ _____
E. Security Deposit:	\$ _____		\$ _____
F. Late Payment Charge	_____ %		\$ _____

THIS AGREEMENT is made and entered into by the Lessor and Lessee as of the Beginning Date for the Term at the Monthly Rental described above, on the following terms and conditions.

1. **TERM/BEGINNING DATE:** The Term of this Agreement and the beginning date hereof, are designated in Sections A and B.
2. **PAYMENT DUE DATE/PAYMENT AMOUNT:** Lessee shall pay to Lessor, on the Payment Due Date, the monthly Rental, as designated in Sections C and D.
3. **SECURITY DEPOSIT:** As security for the full and faithful performance by Lessee, Lessee shall deposit with Lessor the sum designated in Section E, concurrently with execution hereof, receipt of which is hereby acknowledged. This deposit is for security purposes only and is not and shall not be used by Lessee as payment of any Monthly Rental. Upon completion of full and faithful performance of all provisions herein, including prompt payment of all Monthly Rent due hereunder, the said Security Deposit shall be returned to Lessee. Lessor is authorized to deduct any costs, charges or expenses reasonably incurred under the terms hereof. Lessor reserves the right to demand and require additional security in case lessee demonstrates a pattern of late payments or otherwise impairs the security of Lessor hereunder.
4. **ACCEPTANCE, MAINTENANCE and REPAIRS:** Lessee acknowledges and represents: that the Leased Property has been received by him and is in good condition and repair. The total cost of operation, maintenance and repairs shall be borne by Lessee, who shall keep the Leased Property in good repair and mechanical condition except for normal wear and tear. If the Leased Property is under warranty of any kind, such repairs as are covered by the warranty shall extend to the benefit of the Lessee hereunder. Lessee shall not make any alterations to the Leased Property without the express written consent of Lessor.
5. **LATE PAYMENT CHARGE/OTHER CHARGES:** Lessor shall recover the percentage, designated in Section F, of any required payment designated in Section D, as a late payment charge in addition to any payment not made when and as due and time is of the essence hereof.
6. **PARKING/STORAGE:** Any assigned parking space shall be used only for parking of one passenger automobile and shall not be used for the washing or repair of any vehicle. Any assigned parking or storage space shall be for the sole use of the Lessee

and Lessee shall not allow any other person to use said spaces.

7. RETURN OF THE LEASED PROPERTY AT THE END OF TERM: The Leased Property shall be returned to the Lessor at the end of the Term or any extension thereof in good working order and condition except for normal wear and tear, free and clear of any and all liens, claims and charges of every kind and nature whatsoever, other than any liens that may have been placed thereon by the Lessor.

8. DEFAULT: If Lessee shall fail to pay the Rental when due, or if Lessee shall otherwise fail to perform as provided herein, and if such failure shall continue for five (5) days after the due date, the lease shall be deemed to be in default and Lessee hereby gives Lessor permission, without further notice or process to enter the premises during normal business hours for the purpose of repossessing the Leased Property. Lessor reserves all rights otherwise permitted by law, including, without limitation, the right to money damages for any breach of terms hereof. Lessor shall not be responsible for any loss or damage to Lessee, his agents or any other person, resulting from such repossession.

*9. TERMINATION: Upon the expiration of thirty days after the service by one party on the other, by regular mail, of a written notice of termination, this Agreement shall terminate.

10. ATTORNEYS FEES: In the event of a default by Lessee hereunder, Lessee shall pay to Lessor all costs occasioned thereby, including any reasonable attorney's fees incurred, whether for consultation, preparation of any notice or letter, or for the institution or prosecution of any action brought to enforce this Agreement or to recover any amounts due hereunder.

*11. REVOCABLE LICENSE: Anything to the contrary herein notwithstanding, the relationship created hereby is a revocable license whereby Lessee has the right to possession of the property designated herein during the term hereof.

*12. INDEPENDENT AGREEMENT: In the event that the parties hereto have entered into a separate agreement for the hiring of a dwelling unit as defined in Civil Code Section 1940, it is EXPRESSLY UNDERSTOOD that said tenancy is in no way contingent or dependent upon this Agreement nor is the Leased Property a housing service connected with the use or occupancy of a rental unit. Termination, or a breach of this Agreement shall not be grounds for the termination of the tenancy, nor shall Monthly Rental due herein be considered "rent" as defined in Civil Code Section 1951.

13. ENTIRE AGREEMENT/SEVERABILITY: The foregoing constitutes the entire agreement between the parties and supersedes all prior oral or written representations, if any. If any phrase or term hereof is declared to be unenforceable, it shall be deemed severable and not affect the balance of this Agreement.

14. Other: _____

*In West Hollywood, a tenant's parking right, if any, is a housing service, inseparable from the rental unit and subject to rent control. Removal of a parking right is prohibited by West Hollywood ordinance 17.52.120.

DATED _____

DATED _____

LESSOR: _____

LESSEE: _____