

**ATHERTON HOUSE ASSOCIATION PARKING LEASE
AGREEMENT**

Parking Space #	Term Begins	Term Ends	Total Rent
Outside # _____	August 19, 2019	August 2, 2020	\$750.00

THIS LEASE, made this ____ day of _____, 2019 between **ATHERTON HOUSE ASSOCIATION**, the Landlord, and _____, hereinafter whether one or more, referred to as "Tenant" jointly and severally, witness that Landlord hereby leases to Tenant and the latter lets from the former, Parking Space designated as number _____ **OUTSIDE** at 415 South Atherton Street, State College, PA 16801, hereinafter called the "Parking Space", for the term of one year beginning on **AUGUST 19, 2018** and ending on **AUGUST 2, 2020** at the rent of **\$700.00 (SEVEN HUNDRED AND FIFTY DOLLARS)** payable in full **when lease is signed**. This letting is upon the following conditions, covenants, and agreements:

RENT:

1. Rent is payable to Atherton House Association, c/o Continental Real Estate Management, Inc., 300 South Allen Street, State College, PA 16801. Rent is payable in full **when lease is signed**.

TERMINATION:

2. This Lease will automatically terminate at **MIDNIGHT** on **AUGUST 2, 2020**. Tenant hereby waives the usual notice to quit and agrees to surrender the said Parking Space at the expiration of said term, or the termination of this Lease or any renewal thereof, without any notice whatsoever. Tenant agrees to vacate no later than midnight of the last day of the Lease.

USE OF PARKING SPACE:

3. Tenant agrees to use the parking space only as the personal parking space of Tenant and not to assign this Lease or sublet the parking space without permission of Continental Real Estate Management, Inc. Tenant agrees not to alter or make additions to the parking space, its painting or its fixtures. Tenant agrees not to do or permit any act or practice injurious to the parking space, which may be unreasonably disturbing to other residents or tenants, which may affect the insurance on the building or which is contrary to any law.

CARE OF PARKING SPACE:

4. Tenant agrees to use due care in the use of the parking space and all other parts of Owners' or Agents' property, to give notice to Owner or Agent of the need for repair thereof, and to pay for all repairs to the parking space and to all other parts of Owners' or Agents' property which are necessitated by any act or lack of care on the part of Tenant. Owner or Agent will make necessary repairs to the parking space within a reasonable time after Resident notifies Owner or Agent of the need for repairs. Tenant agrees to close and lock all doors leading to the garage before leaving the garage.

OWNER'S OR AGENT'S LIABILITY:

5. Tenant agrees that Owner or Agent shall not be liable for property damage or personal injury occurring in the parking space or elsewhere on Owner's or Agent's property unless the damage or injury results from Owner's or Agent's negligence.

DAMAGE BY FIRE:

6. If the parking space is damaged by fire or other casualty, Owner or Agent shall repair within a reasonable time and rent shall continue unless the casualty renders the parking space untenable, in which case this lease shall terminate and tenant, upon payment of all rent to the date the parking space is surrendered, shall not be liable for any further rent.

USE OF EXTERIOR:

7. This lease confers no rights on Tenant to use for any purpose any of the property of Owner or Agent other than the parking space hereby leased, except the walks and roadways giving access thereto.

OWNER'S OR AGENT'S REMEDIES:

8. If Tenant shall fail to pay rent, or any other sum, to Owner or Agent when due; shall default in any other provisions of this lease before paying to Owner or Agent all rent due to the end of the lease term, Owner or Agent, in addition to all other remedies provided by law, may:

A. terminate this lease;

B. bring action to recover the whole balance of the rent and other charges due hereunder, of whatever kind and nature, together with any and all consequential damages caused by Tenant's default, including reasonable attorney's fees and court costs. In addition to the remedies contained in Paragraph 9 and in the event of any default in the provision of this lease, Tenant hereby authorizes and empowers the Prothonotary or any Attorney of any court of record to appear for and confess judgment against Tenant and in favor of Landlord for the entire amount of the rent reserved herein or for any part thereof the remaining unpaid with cost of suit, with 15% added as attorney's collection fees, with release of errors and without stay of execution.

SUBORDINATION:

9. This lease is subject and subordinate to the lien of all mortgages now or at any time hereinafter placed upon any part of Owner's or Agent's property which includes the parking space to extensions or renewals thereof, and to all advances now or hereafter made on the security thereof. "Tenant agrees, upon request, to execute such further instruments evidencing such subordination as Owner or Agent may request, and if Tenant fails to do so, Owner or Agent is empowered to do so in the name of the Tenant."

THE TERM "TENANT":

10. The term "Tenant" used herein shall refer collectively to all persons named above, and signing this Lease as Tenant, and the liability of each shall be joint and several. Notice given by Owner or Agent to any person named as Tenant, or by such person to Owner or Agent, shall bind all persons signing this lease as Tenant.

Tenant Signature:

License Plate Number:

Email Address: _____

Date:

Make of Car:

Home Address:

Year of Car:

Phone Number:

Color of Car:
