

**PARKING CONTRACT - Complete, sign and return Original Copy to Owner**

**LAMBROU REAL ESTATE**

**405 Eddy St.**

**Ithaca, NY 14850**

**Phone: 607-256- 3778 - Fax: 607-256-0767 –nick@lambrourealestate.com**

The Lessor, Nick Lambrou, hereby rents to the Tenant \_\_\_\_\_, and the Tenant takes from the Lessor, Parking Space # \_\_\_\_\_ at \_\_\_\_\_, Ithaca, NY 14850 for the use of ONE vehicle described below for the period commencing at noon on \_\_\_\_\_ and ending at noon \_\_\_\_\_ for the total rent of \$ \_\_\_\_\_ plus 8.25% NYS Sales Tax to be without off-set as follows:

RENT: \$ \_\_\_\_\_ + 8.25% SALES TAX: \$ \_\_\_\_\_ for TOTAL: \$ \_\_\_\_\_

**Payment A:** \$ \_\_\_\_\_, due at signing of this lease, **NO LATER THAN** \_\_\_\_\_

Payment A is NON-REFUNDABLE, unless Space is re-rented at same rate/terms.

**Payment B:** \$ \_\_\_\_\_, due **NO LATER THAN** \_\_\_\_\_

If any of the payments are not received by the Due Dates listed above, lessor reserves right to re-rent spot, and except for any non-refundable payments, this lease is NULL and VOID.

Checks must be made out **to LAMBROU REAL ESTATE**, and sent to address listed above.

- (1) The parties further agree that the Lessor has the unrestricted right to rent any adjoining or nearby parking space.
- (2) Space is rented in "AS IS" condition.
- (3) Lessor is to park vehicle with space number centered on vehicle, AND pulled forward in space.
- (4) Although the Lessor does not guarantee snow removal or service of any kind during the course of the lease, or assume any liability whatever, reasonable snow removal services for the ingress and egress lanes into the parking lot will be provided as limited by service provider, and Lessor shall be held harmless for any damage caused by such provider. Lessor does not have any obligation to plow behind or around the vehicles .
- (5) The Lessor may terminate this lease for any reason by giving the Tenant 10 days written notice by ordinary mail and refunding the rent for the time following the termination date, prorated by the day.
- (6) Rent is NON-REFUNDABLE if the Tenant terminates this lease; however, Tenant may sub-lease space ONLY UPON written approval from Lessor.
- (7) It is the Tenant's responsibility to notify Lessor of any change in vehicle type and/of license plate number.
- (8) Lessor reserves the right to change spot to another spot within reasonable walking distance.

The Lessor does not attend the lot and is not responsible for ticketing and / or towing unauthorized vehicles from the Tenants' parking space. If any unauthorized vehicle is in the Tenant's space, the Tenant may call the police to have it ticketed and towed. The police may ask to see this lease before taking action.

**CITY OF ITHACA POLICE: 272-3245**

**TOWING: Please refer to "Towing" in the Yellow Pages.**

Tenant must provide the following information BEFORE this lease is approved:

1. Driver's License: State: \_\_\_\_\_ Number: \_\_\_\_\_
2. Car Info: Year: \_\_\_\_\_ Make: \_\_\_\_\_ Color: \_\_\_\_\_
3. License Plate Info: State : \_\_\_\_\_ Number : \_\_\_\_\_
4. Address for Term of this Lease: \_\_\_\_\_
5. Parent's Home Address: \_\_\_\_\_

I understand that my parking rights are limited to my assigned parking space and no other. I understand that the Lessor (or representative) does not guarantee snow removal, or monitor this lot in any way at any time. The undersigned Tenant is fully responsible for maintaining access to assigned parking space.

\_\_\_\_\_, Parking Tenant \_\_\_\_\_, Date

\_\_\_\_\_, Owner/Agent \_\_\_\_\_, Date