



Lease contract for a parking space

Between the undersigned :

Lessor owner :

First and last name :

Living at :

Phone / Email :

Hereinafter referred to as "LESSOR", (in the singular)

ON THE ONE HAND

AND

Tenant lessee :

First and last name :

Living at :

Phone / Email :

Hereinafter referred to as "LESSEE", (in the singular)

ON THE OTHER HAND

It has been agreed and determined as follows :

The Lessor leases the parking space hereinafter designated to the Lessee who accepts the same in its present condition and under the following conditions :

Designation and nature of the rented site :

Parking space

Garage, closed box

Location address :

Place or garage No. :

Level :

Surface area :

Parking access remote control (x1)

Garage access remote control (x1)

Access key to the common parking lot (x1) Garage access key (x1)



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Contract duration and renewal :

This lease is granted for a period of _____ from _____, it expires _____
Renewable by tacit agreement for periods of one month. It may be terminated at any time according to the forms prescribed by this lease.

Monthly rent amount :

This lease is granted for a principal rent excluding charges of _____ dollars including tax, due at the lessor's residence on the 10th of each month.
The payment of the first rent shall take place at the signing of this deed. It is reminded that any month of rent started is due.

The rent may be revised by the lessor each year according to the variation of the index.
The reference index for the _____ to a value of :

Provision on charges:

The parties agree that the provisions on charges are fixed at a flat rate of _____ dollars per month. This sum will be paid at the same time as the rent and will be adjusted at the end of each year. The amount of the advance on charges may be revised by the lessor each year.

Guarantee deposit :

At the signature of the present contract, the lessee pays the lessor the sum of _____ dollars as a deposit and security deposit for the parking lot access equipment.
In addition, at the time of signature of the present contract, the lessee shall pay the lessor the sum of _____ dollars corresponding to one month's rent.

The lessee may in no case use this deposit for the payment of rents and / or charges.
The reimbursement of this deposit to the lessee will be made at the end of the lease, after deduction of the rents, charges and / or any other deduction of the rents, charges and / or any other justifications due.

Terms of payment :

In the event of payment by check, the Lessee agrees to pay the rent by the due date indicated in the indicated in the section "monthly rent amount" above.
Nevertheless, if the lessee sets up a payment by automatic transfer to a bank account the lessor will allow an additional 5 days for the payment of the rent.

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General terms and conditions :

This parking space described above, which the lessee declares to have visited, is agreed to and accepted under the following terms and conditions:

Article 1 : The tenant commits himself to pay the rent and the charges at the agreed terms.

Article 2 : The lessee undertakes to occupy personally the site allocated to him/her, without assigned to him, without being able to lend it, transfer it or sublet it in whole or in part.

Article 3 : The lessee shall provide a copy of the vehicle registration certificate.

Article 4 : The lessee shall provide proof of insurance with a company against the risks of fire, explosion and civil liability. The lessee is required to maintain and renew his insurance during the entire term of the lease, without being asked to do so. The lessee waives all warranty claims he may have against the lessor. In the event of a claim, the sums due to the lessee from the insurance company or companies shall constitute the lessor's guarantee in lieu of the movable property and equipment, until the latter are replaced and restored. The present document shall be deemed to be a guarantee to the lessor of all insurance indemnities, up to the amount of the sums which would be due to him, all powers being given to the bearer of a copy of the present document to serve the transfer to whomever is necessary.

Article 5 : The lessee shall refrain from any use for commercial or craft purposes.

Article 6 : The lessee agrees to use this parking lot for a passenger vehicle to the exclusion of any commercial vehicle.

Article 7 : The lessee undertakes to inform the lessor as soon as possible of any damage or deterioration affecting the rented parking lot, even if there is no apparent damage. If he fails to do so, he may be held responsible for his failure to do so.

Article 8 : The lessee shall comply with all applicable administrative and condominium regulations. The lessee shall refrain from carrying out any oil or grease repair work on the parking lot, or from disposing of oil or gasoline in the sewers. The storage of gasoline, greasy, flammable, explosive or dangerous materials inside the parking lot or in the common areas is strictly prohibited.

Article 9 : The lessee will not be able to connect to any common distribution networks (water, electricity, etc.)

Article 10 : The lessee shall not leave a vehicle parked on the roads or common areas common areas, including the clearing lanes and crosswalks.



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Article 11 : The lessee agrees to make peaceful use of the leased premises and equipment according to the designation provided for in this lease.

Article 12 : The lessee agrees not to keep any animals on or in the rented pitch. in the rented site.

Article 13 : The lessee agrees to assume full responsibility for any claims made against the against the Lessor for the nuisance caused.

Article 14 : The lessee undertakes to take care of the routine maintenance of the garage (cleaning and maintenance of the site and any access areas: weeding).

Article 15 : The lessee undertakes to maintain the rented site in good condition. We remind you that that the regular greasing of the slides, hinges and the lock of the garage door is the responsibility of the lessee.

Article 16 : The lessee will take the rented site in the state it will be in on the day of the commitment of the rental without being able to demand any repair or indemnity, and will return it in good condition of rental repairs. The lessee authorizes the lessor or a mandated third party to carry out all work and repairs, renouncing in advance to claim any indemnity or reduction in the amount of the compensation or reduction of the rent.

Article 17 : The lessee shall not make any changes or alterations without the written consent of the of the lessor. If the lessee fails to comply with this obligation, the lessor may demand that the of the leased premises and their equipment on the departure of the lessee. The lessor may decide to keep the alterations made without the lessee being able to claim compensation for the costs incurred. However, the lessor shall have the right to demand, at the lessee's expense the lessee's expense, the immediate restoration of the premises to their original condition if the alterations the proper functioning of the equipment or the safety of the site.

Article 18 : In case the location is not accessible independently of the Lessor's will. We remind you that only the lessor has the right to decide on a reduction of the decrease in the amount of rent.

Article 19 : The lessee shall be liable for any damage and loss occurring during the term of the contract in the premises of which he has exclusive enjoyment, unless he proves that they were caused by force majeure, by the fault of the lessor, or by the act of a third party whom he did not introduce into the garage.

Article 20 : The lessee shall allow the leased premises to be visited, with a view to the sale or rental, for two hours a day on working days. two hours per day during working days. The visiting schedule will be defined by agreement agreement between the parties; in the absence of agreement, the visits will take place between 2:00 pm and 7:00 pm.



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Article 21 : The lessee shall return to the lessor, upon his departure, all keys and adges of the leased premises.

Article 22 : The lessee shall provide proof of payment of all taxes upon departure.

Article 23 : The lessor undertakes to provide the lessee with a site in good condition of use and repair. He undertakes to repair the structure (walls and roofs), locks and doors of garage and gate doors in case of malfunctions found at the exclusive charge of the exclusive responsibility of the owner except if it turns out that the tenant is responsible for it.

Article 24 : The lessor commits himself to deliver a rent receipt to the lessee on simple request of his part. The receipts will be sent by e-mail without expenses, if the taker refuses the numerical sending, each requested receipt will be the object of an invoicing of \$ 3 including all taxes including the expenses of correspondences.

Late payment and resolatory clause :

In the event of non-payment of any sum due on its due date (rent, charges, etc...), the lessee shall automatically pay a surcharge in addition to the sums due of 20% to cover the lessor of the damages resulting from the delay in payment, and this without the need for a formal notice.

It is expressly agreed that in the event of non-payment of the security deposit, of a single term of or in case of non-performance of one of the clauses of the lease, and 15 days after an unsuccessful order to 15 days after an unsuccessful order to pay or to perform, the lease will be terminated by operation of law.

Cancellation :

During the initial period, this lease can only be terminated by the lessee for a legitimate reason (death, transfer, loss of employment...). This termination must be notified by registered letter with acknowledgement of receipt This termination must be notified by registered letter with acknowledgement of receipt or served by bailiff's act, respecting a notice period of one month.

At the end of the initial period, during the tacit renewal of the present lease, the lessee may give notice at any time. This notice must be sent by registered letter with acknowledgement of receipt or served by bailiff, respecting a notice period of one month.

The lessee shall be liable for the rent and charges for the entire period of notice, unless the garage is occupied before the end of this period by another lessee in agreement with the lessor. is occupied before the end of this period by another tenant in agreement with the landlord.

The Lessor may only give notice of termination at the end of the initial period of this lease and subject to subject to respecting a one month notice notified by registered letter with acknowledgement of receipt.

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Nevertheless, any breach by the lessee of its obligations hereunder shall result in the termination of this the present contract, without the need to fulfil any judicial formality and one week after a formal notice formalities and one week after a formal notice has remained without effect, for one of the following reasons following reasons :

- Non-payment of one or more rental payments,
- failure to take out insurance against rental risks,
- in general, the non-fulfillment of any clause or condition of this lease.

The formal notice from the lessor may be sent in different forms : e-mail, sms, simple or registered letter. letter or registered letter. Any offer of payment made after the deadlines set forth in this lease shall not prevent the lease shall not prevent the termination of the said lease from being acquired by the lessor.

Once the lessor has acquired the benefit of the resolatory clause, the tenant must vacate the premises immediately. It is specified that the lessee shall be bound by all the provisions of the present lease until lease until the effective release of the premises without prejudice, and this, notwithstanding the eviction.

The parties agree to take into account, for the computation of the time limits, the date of dispatch of the e-mail, simple or registered letter which, is authentic.

In case of tacit renewal, the parties may terminate the lease at any time by registered letter with letter with acknowledgement of receipt, subject to a one-month notice period.

Penal clause :

The present lease will be terminated by operation of law, without the need for any judicial formality and one week after a formal notice formalities and one week after a formal notice has remained without effect, for one of the following reasons :

- non-payment of one or more rental payments,
- failure to take out insurance against rental risks,
- in a general way the non-fulfillment of any clause or condition of the present lease.

The lessor's formal notice may be sent in different forms: e-mail, sms, simple or registered letter. Any offer of payment made after the time limits set forth in this lease shall not prevent the termination of this lease by the Lessor. Any offer of payment made after the time limits set forth in this Lease shall not prevent termination of this Lease the termination of this Lease shall be vested in the Lessor.

Once the benefit of the resolatory clause has been acquired by the lessor, the lessee shall vacate the premises immediately. It is specified that the lessee shall be bound by all the provisions of this lease until the effective release of the premises without prejudice, notwithstanding the eviction.

Election of residence :

For the execution of the present contract and its continuation, the parties declare to elect domicile at the addresses indicated in the present contract.



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Solidarity and indivisibility :

The lessees, in the event of multiple lessees, shall be jointly and severally liable for the performance of the obligations of this lease the performance of the obligations of this lease.

The payment of the rent, the charges, the accessories, the occupancy allowances, the repairs (rental or resulting from degradations) repairs (rental or resulting from degradations) and others will be able to be claimed indifferently with one or the other of the co-holder.

Occupancy allowance :

The lessee or his assigns, in the event that he remains in the premises after the termination of the lease, shall pay the lessor a monthly of the lease, shall pay to the Lessor a monthly occupancy allowance fixed by express agreement between the agreement between the parties, equal to twice the last monthly rent due under this lease.

In case of occupation of the site by the lessee after the termination of the lease by right, the lessee authorizes the lessor to engage a private company to clean the occupied garage at the expense of the lessee. All of the lessee's remaining belongings will be taken to the waste disposal center and the lessee agrees not to exercise any recourse against the lessor and the company hired.

Tolerance :

It is formally agreed that all tolerances on the part of the lessor relating to the clauses and conditions and conditions stated above, whatever their frequency and duration, may never, and under no circumstances never, and in no case, be considered as bringing a modification or suppression of the clauses and clauses and conditions nor as generating any right whatsoever. The lessor may always The lessor can always put an end to it after a formal notice remained unsuccessful for 15 days.

Receipt of rent:

The lessee wishes to receive a rent receipt : YES NO

The lessee agrees to receive electronic rent receipts using the e-mail address that was registered at the beginning of this contract. If the lessee refuses the digital delivery, each requested receipt will be invoiced at a rate of \$ 3 including the cost of correspondence.

Specific stipulations :

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Done and signed at :, on the : in 2
original copies, one of which is given to each of the parties who acknowledge it.

The lessor owner :

This lease is transmitted and accepted for the
Lessor or its agent.

Signature of lessor or representative

The lessee(s) :

This lease is transmitted and accepted by the
incoming tenant.

*Each page must be initialed with your initials, signature of
the lessee preceded by the words « read and approved »*