

TRUCK STORAGE YARD LLC
Parking Licensing Agreement 2018

Location Name: Truck Storage Yard
Location Address: 3310 Beachwood Drive
Merced, CA 95348
Email: susan@truckstorageyard.com
Phone: 480.443.1155
Fax: 480.998.3491

Mailing Address
Susan Alexander
Truck Storage Yard
4400 N. Scottsdale Rd., #9299
Scottsdale, AZ 85251

PLEASE MAKE CHECKS/MONEY ORDERS PAYABLE TO:
Truck Storage Yard

PREFERRED GATE CODE (5-7 digits long) _____

THIS LICENSING AGREEMENT is signed on _____ (date) between Truck Storage Yard LLC
(Lessor) and The Lessee's (s)

_____(Tenant's Name)

Company/Firm/Individual Name _____

Street Address _____

City _____ State _____ Zip _____ Email _____

Cell Phone # _____ Work # _____

Company Contacts _____ Phone # _____

Parked Vehicle YEAR _____ MAKE _____ MODEL _____ Color _____ Permit# _____

DRIVER'S LICENSE # _____

REGISTRATION # / Tag # _____

LENGTH of Vehicle or Property _____

DESCRIPTION of Vehicle or Property _____

Additional vehicles: Please list on Page 4 of this Agreement under ADDITIONAL VEHICLE(S).

THIS AGREEMENT This agreement is between the ("Driver/Licensee") who has booked a parking space through Truck Storage Yard LLC (Licensor). Driver/licensee has now been licensed to park at the facility listed above and shall include the terms of this agreement. Each of the parties and details of the Parking Space licensing agreement have agreed on all terms. The license amount and period are set out as:

LEASE TERM (Options) AND RATE

OPTION #1 MONTH TO MONTH: \$80/month (Large Space)

COMMENCEMENT: _____

OPTION #2 PREPAYMENT DISCOUNT: \$225/three months (Large Space)

COMMENCEMENT: _____

OPTION #1 MONTH TO MONTH: \$40/month (Small Space)

COMMENCEMENT: _____

OPTION #2 PREPAYMENT DISCOUNT: \$105/three months (Small Space)

COMMENCEMENT: _____

LEASE TERM TO BE: The Truck Storage Yard LLC (Licensor) represents and warrants that our company is duly authorized to arrange licensing of the Parking Space. The Driver/licensee agrees to be responsible for ensuring that any person they allow to drive their vehicle to the Parking Space, complies with all these terms. Truck Storage Yard LLC (Licensor) grants a license to the Driver / licensee to use and occupy the Parking Space for each vehicle listed on this agreement during the License Period as set out in this agreement.

Lease tenancy shall become month to month tenancy at the end of the lease term.

PAYMENT The Licensor accepts that payment of the fees for the parking space licensing, and once the payment is made there will be no refunds, rebates or price reductions. Price will remain at the price listed on this agreement unless an addendum to the amount is sent to licensee in writing or by email or by text. All bookings and payments will be made using credit cards, debit cards, TChecks, Checks or Cash and paid in full at least 1 day in advance of the due date.

INSURANCE, REGISTRATION, LICENSES, Driver/Licensee's liability insurance for trailers must be current and a copy of the insurance card or policy, driver's license, must accompany this parking licensing agreement. The vehicle(s) to be parked in said parking space owned and operated by the Driver/licensee shall have current registration and insurance, as verified by Lessor. Verified _____ Date _____.

HOLD HARMLESS Driver/Licensee shall hold Truck Storage Yard LLC harmless from any and all actions and liability and shall indemnify Truck Storage Yard LLC against any and all claims, actions, proceedings, damages, liabilities, including all attorneys' fees, by Driver/Licensee, his employees, or invitees, arising from or connected with Driver/Licensee possession

and use of the rental space and premises. All risks are included in the lessee is responsibility including but not limited to natural causes, acts of nature, theft, vandalism, fire, flood, accidental damage, motorist damage, wind, rain, hurricane, earthquake, volcanic, structural damage, tree damage, terrorism, Force Majeure or any other possible damage or loss. All losses are the sole responsibility of the Driver/Licensee. Driver/licensee assume all of the risks from parking on the property. All losses of any kind, theft Vandalism, damages, Acts of terrorism, Acts of Nature, Weather, Floods, or any loss is the sole responsibility of the Driver/licensee . Driver/licensee is parking his vehicle on the property listed above at his own risk. Driver / licensee shall indemnify, and hold harmless Truck Storage Yard LLC (Licensor), its officers, officials, affiliates, employees and volunteers from and against any and all claims, suits, actions, or liabilities for injury or death of any person, or for loss or damage to property, which arises out of Driver/licensee's use of Premises, or from the conduct of Driver/licensee 's business, actions, vehicles, or from any activity, work or thing done, permitted, or suffered by any of the Driver/licensee 's actions.

MAINTENANCE DONE ON PROPERTY Fluid leaks, such as oil and gas must be repaired prior to parking, and each vehicle must be free of all leaks. There shall be no oil changes or engine work performed on the property. Emergency work for tire change or battery change will be the only repair work permitted on the property. Driver/licensee is responsible for lawful disposal of tires or batteries (NOT IN DUMPSTER). All tires must be removed off of the property immediately and all oil leaks must be cleaned up immediately. Cost of larger spills will be sole responsibility of Driver/Licensee.

DAMAGES The driver/licensee is responsible for any damage done to the licensor's building, property, fencing, gates, or concrete pavement. Driver/lessee must use caution when driving and parking and must use parking brakes when parked.

GATE CODES Gate codes may be changed regularly and must not be shared. All gates must be locked every time and at all times when driver/lessee enters and exits the gates. Driver/Licensee may not leave gate open for others. LOCK GATE EACH TIME YOU COME IN AND LEAVE! NO exceptions.

LATE CHARGES A late charge of \$20.00 will be added to any monthly rental when payment that is more than (5) days past due. Then, after (7) Days past due, a \$30.00 charge will be added, and after (15) days, the vehicle will be deemed in default and then the vehicle may be impounded at your expense or a \$50.00 a day storage fee will accumulate. Notwithstanding, such late charges, failure to pay and such monthly payment on or before the due date shall be deemed a default of Lessee under terms of this agreement.

ABANDONED VEHICLES Once the vehicle is left on the property and the parking is unpaid for 15 days, the vehicle will be deemed abandoned and the vehicle will be towed & impounded. Court orders will be applied for in order to gain ownership of the abandoned vehicles. Once this procedure starts, the costs of said action will be the sole responsibility of the driver/ licensee. Once the Court Order papers are signed and finalized by the Judge, the vehicle will no longer be the property of the Licensee.

Truck Storage Yard LLC has the right to move the Driver/Licensee's vehicle to another safe location within the facility or we may ask the Driver/Licensee to move his vehicle around for maintenance of the lot or to protect the vehicle from harm without notice.

PERSONAL VEHICLE PARKING All personal vehicle must be parked in the designated area on the property only. Licensee accepts full liability and responsibility for the personal vehicle that is parked on the premises.

SIGNED & AGREED: Driver / Licensee _____ date _____

Driver/Licensee Printed Name _____

Company Name: _____

Address: _____

SIGNED & ACCEPTED Licensor(s) _____ date _____

Truck Storage Yard LLC Lessor Printed Name: _____

ADDITIONAL VEHICLE(S) AND/OR PROPERTY

Parked Vehicle YEAR _____ MAKE _____ MODEL _____

REGISTRATION # and Tag # _____

LENGTH of Vehicle or Property _____

DESCRIPTION of Vehicle or Property _____

Parked Vehicle YEAR _____ MAKE _____ MODEL _____

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