

Monthly Reserved Parking Space Lease Agreement

Owner: DC METRO CHURCH, Inc.
1100 North Fayette Street
Alexandria, VA 22314

Tenant:

This contract parking agreement is made and entered into this ____ day of _____, 2014, between DC Metro Church, Inc. (Owner) and _____ (Tenant) to use single parking Space colored in purple (per addendum) under the terms and conditions set forth herein.

1. **TERMS.** This contract is valid month-to-month beginning the day of _____, 2014, until terminated by either party through written notification of seven (7) days. The Owner will grant the tenant use of parking spaces along the south fence; left side facing the building, Monday through Friday during the hours of 6AM – 6 PM. A 20% discount is available for annual contracts.
2. **LICENSE.** Tenant may occupy one (1) space located at 1100 North Fayette Street, Alexandria Virginia, 22314 on the specified days and times for the rental rates stated below for the following express purpose and no other purpose: Parking is for normal passenger vehicles, including vans, light weight pick-up trucks, and heavy-duty work trucks, unless specified otherwise. Any vehicles parked illegally in non-designated spaces for any reason, including 'broken down' status, will be subject to daily fines of \$25 per vehicle. Repeated violations may result in towing at the expense of the tenant upon notice by the owner.
3. **REGISTRATION.** The owner shall provide the tenant parking tags for the tenants vehicles to be displayed on the dash of tenant's vehicles. Non display subjects any such vehicle to be towed at the expense of the tenant.
4. **PAYMENT.** No deposit will be required. **The rental fees are as follows: \$100/month.** Payment for rental must be received by the Owner in full on a monthly basis on the first (1) of each month, or before the duration of the rental, otherwise a 5% penalty will be incurred. Payment more than 15 days late will result in a 10% penalty. Payments more than 30 days late will result in towing of the tenant's vehicle at their expense with no notice from the Owner.
5. **LIABILITY.** The Owner assumes no responsibility for any damage to person or property arising out of this rental. Articles left in vehicles are at the vehicle owner's risk. Tenant understands and expressly agrees that the Owner is not responsible for loss or damage to any vehicle or its contents by fire, vandalism, theft or any other cause, nor for loss, damage or injury by or to other customers or any other individual personal injury of any nature. Tenant expressly acknowledges that the Owner shall have no duty to provide security, and expressly does not assume any obligation to provide for the security of the parking area or to protect individuals using the parking area, or vehicles or property in the parking area, from criminal activities. Tenant also agrees that all damages, including damages resulting to Owner's fencing surrounding the parking perimeter,

associated with use of parking spaces, light posts throughout Owner's lot will be the responsibility of the tenant.

6. TERMINATION. An event of default shall be deemed to occur should any of the following events occur:

- a. Failure of Tenant to timely pay rental fee, the Owner may terminate this Agreement.
- b. If Tenant, or his/her guests or agents, damages any personal property in the parking area, in addition to any liability Tenant may have for any claims, losses or costs arising out of such damage, the Owner may terminate this Agreement.
- c. Repeated failure of Tenant, or of his/her guests or agents, to obey the rules of the Owner concerning matters of security, safety, or preservation of the Owner's facilities, during the term of the Agreement; or
- d. Failure of the Tenant to comply with any other term or condition of this Agreement.

7. CONDITIONS.

- a. The Owner reserves the right without remuneration to post temporary restrictions to parking for purposes of facility cleaning and maintenance.
- b. This rental cannot be sublet, assigned or transferred.
- c. The parties agree that Owner shall have the right, without further notice to Tenant to have towed any vehicle that is parked in the parking spaces colored yellow that is not a registered vehicle of the Tenant.
- d. If the Owner is required to file suit to collect any amount owed it under this Agreement, Owner shall be entitled to collect reasonable attorney's fees for its prosecution of the suit.
- e. Any notice under this Agreement shall be given by in writing through certified mail, overnight mail, or by personal delivery, and shall be effective upon receipt. Notice shall be sent to the address for the receiving party as designated herein:

For Tenant: _____ as listed on page one of this Agreement.

For Owner: DC Metro Church Inc. as listed on page one of this Agreement.

This agreement is fully executed upon receipt of signature from both parties.

Owner

Date

Tenant

Date

ADDENDUM

