

GARAGE LEASE ADDENDUM

THIS GARAGE LEASE ADDENDUM is incorporated into certain Apartment Lease Contract between _____ ("Residents") and Parkside Apartments of Charlestown LLC dba Parkside Trace Apartments ("Owner") dated / / relating to Apartment , Charlestown, IN 47111.

- A. LEASE TERM AND PAYMENT TERM: Resident hereby agrees to lease garage number # _____ upon the terms of the Apartment Lease Contract and such garage space shall be deemed a part of the Apartment. In this regard, Resident's failure to perform any obligations under the Apartment Lease Contract shall constitute a failure to perform Resident's obligations under the terms of this Garage Lease Addendum. Similarly, any failure by Resident to perform obligations under this Garage Lease Addendum shall constitute a failure to perform the obligations under the Apartment Lease Contract. The lease term for the garage space coincides with the lease term for the Apartment. Rent in the amount \$ _____ is due on the first day of each month. Late charges will apply as stated in the Apartment Lease Contract. If Resident fails to pay rent as stated in this Garage Lease Addendum, then in addition to any rights Owner may have as a result of default under the Apartment Lease Contract or otherwise stated below, Resident's rights to possess the garage space may be terminated (without releasing Resident from the obligations to pay rent hereunder) by 3 days' prior notice from Owner.
- B. NO STORAGE OF DANGEROUS ITEMS: Storage of dangerous items and flammable materials is prohibited.
- C. USES: Garages must be used for vehicle parking and storage only, The number of parking spaces in the Apartment Community requires garages to be used for this purpose.
- D. PROHIBITED USES: Without limiting the foregoing, Resident must not allow the garage to be used for business or commercial purpose other than as a private garage. Resident will not allow the garage to be used for any illegal purpose that will injure the reputation of the Apartment Community or disturb the other residents of the Apartment Community. Recreational vehicles are not permitted to be stored in the garage or parked on any area of the Apartment Community.
- E. LOCKS: Resident may add no locks or security devices to the garage unless Resident receives prior written permission from the Owner and Resident provides management with a copy of the key or the combination or disabling code for the additional lock or security device.
- F. VEHICLE REGISTRATION: Resident will register the vehicle to be parked in the garage with the Owner. This will include Resident's name, type of vehicle, model and license number. Resident will update this information within 10 days after any new vehicle is parked in the garage.
- G. IMPROVEMENTS AND ALTERATIONS: No improvements or alterations shall be made without prior written consent of the Owner. Resident agrees to restore the walls, flooring, and doors to their original condition should there be any damage thereto. Without limiting the foregoing, any damages will be charged against the security deposit for the Apartment.
- H. ABANDONED ITEMS: Any items stored in the garage space shall be deemed abandoned and Owner may remove all personal or real property therein and sell it at public sale and the proceeds from the sale may be applied to the expense for removal, notice and advertisement of sale and for the lost rental revenues.
- I. NO OWNER INSURANCE: Owner does not insure any vehicles or items stored by Resident and neither management nor the Owner undertakes to arrange or obtain insurance on any vehicle or items stored.
- J. NO OWNER LIABILITY INSURANCE: Neither management nor the Owner has any liability whatsoever for loss or damage to Resident's vehicle or any items stored by Resident in the garage, whether by fire, theft, vandalism, mysterious disappearance or otherwise while the vehicle or items are stored within the garage.
- K. REIMBURSEMENT: Resident must promptly reimburse the Owner for loss, physical damage or cost of repairs to the garage building undertaken or suffered by or on behalf of Owner as a result of use of the garage space.

Resident: _____ Date: _____ Resident: _____ Date: _____

Owner or Owner's Representative: _____ Date: _____