



LEASE AGREEMENT

910 LaSalle Avenue 612-330-0422
 409 Marquette Avenue 612-330-0420
 509 Hennepin Avenue 612-330-0420
 Management Office 612-339-7737
 Website www.downtownautopark.com

FACILITY		ASSIGNED CARD		MONTHLY FEE
#	ACCT#	#	DATE	CARD DEPOSIT
Reserved <input type="checkbox"/> Yes <input type="checkbox"/> No		Restricted <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, comment below		TOTAL DUE TODAY

Comments:

E-MAIL:	EMPLOYER:
ACCOUNT NAME:	VEHICLE INFO.
CARD USER:	MAKE:
STREET ADDRESS:	MODEL:
CITY, STATE, ZIP	PLATE #:
PHONE #:	COLOR:

- The undersigned ("Lessee") hereby leases from DOWNTOWN AUTO PARK ("Lessor") space in the above listed parking facility. Unless otherwise specified the lease shall be for _____ (__) month(s) from the commencement.
- Upon completion of the initial term of the lease obligation this lease shall become a month to month lease, in which either party hereto shall have the privilege of terminating this lease as of the end of any calendar month by giving the other not less than 30 days advance written notice. Cancellation of this lease does not relieve Lessee of any outstanding obligations incurred under the terms of this lease.
- The foregoing monthly rental fee is PAYABLE IN ADVANCE at the rate designated above. In the event that any installment of rent is not paid when due, lessor may at its option cancel this lease and take immediate possession of the space. Lessor has the right at its option to charge a late fee of \$10.00 per month if payment is not received by the fifth of the month.
- It is understood that in the event that the encoded entrance card issued to Lessee, is lost, damaged or not returned upon termination of this lease agreement, the Lessee will forfeit the card deposit in full. Replacement cards will be furnished upon request of the Lessee for an additional card deposit and a \$5.00 processing fee.
- MANAGEMENT RESERVES THE RIGHT TO TEMPORARILY REASSIGN PARKING SPACES AS NEEDED
- Lessee affirms his/her understanding that Lessor does not furnish attendants for the parking of automobiles, and if any employee of Lessor shall, at the request of the Lessee, handle, move, park or drive any vehicle placed in the parking area, then, and in every case, such employee shall be deemed the agent of the Lessee, and Lessee, not Lessor, shall be liable for any loss, damage, injury or expense that may be suffered or sustained in connection therewith or arising from the acts of Lessee or any employee who may be acting as agent of Lessee.
- The owners and operators of this parking facility hereby specifically disclaim a "trust relationship," bailment or any responsibility express or implied to protect against the loss or damage to Lessee's vehicle or its contents. This lease does not include the taking from or the delivery of the vehicle to Lessee or its contents.
- Lessor shall not be liable for any damage or injury to Lessee, or any other person, or to any property, occurring on or at the parking space(s) or any part thereof, and Lessee agrees to hold Lessor harmless from any claim for damages, during the term of this Lease or any extension of this Lease, no matter how caused.
- Lessee shall not assign this Agreement or any interest of right therein and that any such purported assignment shall be null and void.
- Lessor may provide all rules and regulations for the use of the parking space(s) and may change the same from time to time and Lessee agrees to be bound thereby.
- This Lease constitutes the entire agreement between the parties. No modification to this Lease shall be effective unless in writing and signed by both parties.
- If any part of this lease is invalid or illegal, then only that part shall be void and have no effect. All other parts of this Lease shall remain in full force and effect.

Electronic Communication

- I authorize Lessor to email at the email address listed above (in lieu of mailing by U.S. Postal Service) all notices, communications, invoices, statements, and other information about or concerning this Lease. This authorization shall include, but not be limited to, those notices required by law.

Credit Card/ACH Recurring Payment Authorization

- I hereby authorize the above named business to charge the credit card indicated in this authorization form according to the terms outlined above. If the above noted payment dates fall on a weekend or holiday, I understand that the payments may be executed on the next business day. I understand that this authorization will remain in effect until I cancel it in writing, and I agree to notify the business in writing of any changes in my account information or termination of this authorization at least 15 days prior to the next billing date. This payment authorization is for the type of bill indicated above. I certify that I am an authorized user of this credit card and that I will not dispute the scheduled payments with my credit card company provided the transactions correspond to the terms indicated in this authorization form.
- I hereby authorize Downtown Auto Park to initiate debt entries to my Checking Account or Savings Account indicated below at the depository financial institution named below and to debit the same to such account. I acknowledge that the origination of ACH transactions to my account must comply with the provisions of U.S. law.
- I understand that Downtown Auto Park may automatically charge me a \$30.00 fee for any insufficient funds (NSF) transaction. I authorize Downtown Auto Park to initiate debit entries to my account specified above for these fees, and any other charges or amounts due from me to Downtown Auto Park under the monthly parking lease. I have attached a voided check or savings deposit slip.
- I agree to indemnify and hold Downtown Auto Park harmless from any and all liabilities incurred by Downtown Auto Park as a result of transactions contemplated by this authorization.
- This authorization is to remain in full force and effect until Downtown Auto Park has received written notification from me of its termination in such time and in such manner as to afford Downtown Auto Park and the financial institution named above a reasonable opportunity to act on it.

Credit Card Account Type: Visa MasterCard Amex Discover

Credit Card Account Number _____ Expiration Date _____

ACH Account Type: Checking Savings

Bank Name _____ Routing Number/Account Number _____

LESSEE SIGNATURE (CUSTOMER)	DATE	LESSOR SIGNATURE (DAP)	DATE