PERMIT NUMBERS

2026-2027 SAMPLE **PARKING SPACE RENTAL AGREEMENT**

THIS PARKING SPACE RENTAL AGREEMENT is made effective on the date signed and accepted by Green Castle Group set forth below and is by and between the undersigned tenant ("Tenant") and GREEN CASTLE GROUP ("Landlord").

Whereas, the Tenant has requested that the Landlord lease Tenant a parking space, within the paved parking lot, located at _____(the "Designated Lot") and Landlord is only willing to grant the request of Tenant upon the terms and conditions set forth herein.

Now therefore, the Landlord and Tenant hereby agree as follows:

1) NO DESIGNATED SPACE. Landlord hereby leases to Tenant one parking space within the paved and striped parking lot at the Designated Lot. It is understood and agreed that the parking spaces within the Designated Lot are used in common with others and that Tenant will not have a designated parking space. Tenant may only park within a striped space within the Designated Lot only. Tenant shall only park the automobile identified below (the "Designated Automobile") within the Designated Parking Lot. Tenant shall not be permitted to park any vehicle in the Designated Parking Lot other than the Designated Automobile. Any vehicle located in the Premises other than the Designated Automobile will be towed or have a boot placed on it. If the Designated Automobile is parked or standing in any lot other than the Designated Lot or in any other location on the premises other than a Tenant Parking Space, Tenant shall be subject to towing or having a boot placed on it at Tenant's expense. It is further understood and agreed that any parking space within the Designated Parking Lot that has a sign indicating that it is not for tenant use, cannot be used by Tenant to park the Designated Automobile or any other vehicle or automobile or for any other purpose.

DO NOT PARK IN ANY LOCATION OTHER THAN THE DESIGNATED LOT. The failure to strictly adhere to this Section 1 will result in towing or boot at Tenant's sole expense.

2) TERM. Unless earlier terminated by Landlord, this lease shall be for a term commencing on **June 1, 2026, AT 12PM AND ENDING May 26, 2027**.

3) PARKING RENT. Tenant shall pay to Landlord as parking for the lease term the sum of $1,300 upon execution of this Agreement.

4) DISPLAY OF PERMIT. The Tenant shall display the parking permit issued by Landlord by hanging the permit tag from the inside rearview mirror of the Designated Automobile so that it is clearly visible at all times from the exterior of the vehicle. It is the sole responsibility of the Tenant to make sure that the parking permit is properly displayed. The failure to do so will result in towing at Tenant's sole expense.

5) TERMINABLE AT LANDLORD WILL. This Agreement may be terminated by Landlord at any time for violation of this Agreement by Tenant or for no reason at all. In the event of termination by Landlord, due to the breach of this Agreement by Tenant, then the Tenant shall not be entitled to any refund whatsoever. In the event of termination by Landlord without cause or fault of Tenant, the Landlord shall refund the prorated remaining portion of the rent.

6) DAMAGE. Tenant agrees to be solely responsible for any and all damage to the Designated Vehicle or its contents from any cause whatsoever including but not limited to acts of god, falling snow or ice or any other cause whatsoever. Tenant agrees to be solely responsible for any theft or vandalism occurring to the Designated Vehicle or its contents by any cause whatsoever.

7) PARKING IN DESIGNATED PARKING LOT. Tenant shall park the Designated Vehicle only in a striped space, on pavement (ie; striped as a parking space and not cross hatched) within the Designated Parking Lot and in no other location and Tenant shall not park any vehicle in any green space, dirt area, right

of way, cross hatched area or driving lane or in any space that has signage indicating that it is not to be used by any tenant. Tenant shall not allow any guest or invitee of Tenant to allow their vehicles on the premises including, but not limited to, in any right of way, driveway, green space, dirt area, cross hatched area or any parking area or space. Tenant shall not park in a way such that Tenant shall obstruct any dumpster or any other vehicle. The failure by Tenant or Tenant's guests or invitees to follow the foregoing terms will result in towing at Tenant's sole expense. .

8) NOT ASSIGNABLE. This Agreement is not assignable by Tenant to any other party or to any other vehicle other than the Designate Automobile under any circumstances.

9) WAIVER. A waiver by landlord of any default on the part of tenant shall not be considered or treated as a waiver of any subsequent default or other default. Any waiver by the Landlord must be in writing to be effective.

10) HOLD HARMLESS. The Landlord shall not be liable for and the Tenant shall hold the Landlord harmless and indemnify the Landlord from injury or damage to persons or property occurring on or about the leased premises, unless caused by or resulting from the gross negligence of the Landlord or any of the Landlord's agents, servants, or employees. The Tenant shall further hold Landlord harmless and indemnify Landlord from injury or damage to persons or property occurring on or about the leased premises as a result of any violation by Tenant or any invitee of Tenant of the terms of this Agreement including, but not limited to, any violation by the Tenant of any clause prohibiting any action or omission of Tenant set forth herein.

11) INSURANCE. Tenant shall protect the Designated Automobile and Tenant's personal property with adequate insurance from all risks.

12) TENANT PARKING. Tenant agrees to be solely responsible for any fines which may accrue to any party as a result of the violation by Tenant or any invitee of Tenant of any Burlington City Ordinance related to parking or any other matter.

13) PARTIAL INVALIDITY. If any term or provision of this lease is held invalid or unenforceable, said invalidity shall not affect the remaining provisions of this lease which remain valid and enforceable to the fullest extent.

14) ATTORNEY'S FEES. In the event of any breach or violation of any term of this Agreement by Tenant, the Landlord shall be entitled to recover its attorney's fees and court costs from Tenant.

15) LOT CLEARING FOR MAINTENANCE. Tenant agrees that Tenant shall clear all parking areas of Tenant's personal property and the Designated Vehicle and move them off site in the event that Tenant is given notice by Landlord to do so for purposes of snow removal, parking area maintenance or any other work to be performed on or about the lease premises or if Landlord is performing work on one if its other lots. Notice shall be deemed given when the Landlord emails notice to Tenant at the email address provided herein or at such other email address agreed to by Tenant and Landlord in writing subsequent to the signing of this Lease.

PARKING BLACKOUT PERIODS. At Landlord's discretion, Landlord may discontinue all Tenant parking rights under this Agreement for such time as is necessary to conduct maintenance and capital improvements to the parking areas. In such event, Tenant shall vacate the parking areas and shall not park on the Premises upon notice from Landlord. In the event that parking will be discontinued by Landlord for greater than 3 days, then the Landlord shall refund 1/365th of the annual parking payment for each day parking is discontinued.

MOVE IN AND MOVE OUT. Move in and move out provide a particular stress on parking and circulation. We ask for your patience during these times. This Parking Agreement includes your understanding that during the few days surrounding move in and move that Green Castle, at its sole option, may suspend parking by permit and may suspend towing (the "Parking Blackout Periods") Tenant Blackout Periods will occur at the beginning of each Semester and at the close of each Semester or monthly rental period, as the case may be. Accordingly, your rental of the parking space **DOES NOT INCLUDE** the Parking

Blackout Periods and Tenant will not be entitled to any pro-ration of the parking fee for such periods. During the Parking Blackout Periods, as announced by Green Castle, parking by permit and towing will be suspended. All parking will be first come first serve.

SNOW PLOWING AGREEMENT. LANDLORD WILL ONLY PLOW ALL DRIVEWAYS AND ACCESS AISLES. TENANT TO SHOVEL AROUND TENANT'S AUTOMOBILE during all snow events. It will be the Tenant's sole responsibility to hand shovel all snow on both sides of and behind Tenant's automobile. From time to time, Landlord may notice Tenant to vacate the parking spaces in the Lot so that Landlord can plow snow and salt the parking spaces. Tenant agrees to fully comply with such notice. Failure by Tenant to comply with any such notice may result in Landlord terminating this parking agreement, with such termination to be effective upon notice from Landlord to Tenant. Upon termination, Tenant shall receive back a pro-rated portion of the parking fee hereunder based on the remainder of the June 1 to May 26 lease term.

PERMIT NUMBER:_____
NAME:_____
ADDRESS:_____ APARTMENT #_____
CELL:_____ WORK (if applicable)_____
EMAIL:_____
MAKE OF CAR:_____MODEL:_____YEAR:_____COLOR:_____
LICENSE PLATE:_____STATE:_____

_____ _____
Tenant Date Landlord Date