

Garage Rental Agreement *revised 11.30.10*

This agreement between Robin T White (Owner) and _____
(Tenant), for the garage number _____ located at _____, Schenectady,
New York 1230_

Terms of Agreement

This agreement commences on _____, 20____, and runs on a month-to-month basis subject to a minimum of 30 days written notice from either party with an ending date coinciding with month's end.

Cost

The rent for the garage is \$____ (dollars) per month. If paid quarterly in advance the quarterly rent is \$____(dollars)

Payment is to be paid by the first day of the month or quarter due by check or money order **made payable to Robin T White** and delivered personally or by mail to the Property Manager/Agent, **Joseph Fava at 27 North Ferry St, Schenectady, NY 12305.**

Use

1. The garage is for the exclusive use of the Tenant and must be used for the parking of motor vehicles or storage of personal effects. Any motor vehicle maintenance or repair performed in the garage/parking space, or any other use of the property without the prior written consent of Owner or Owner's agent, is prohibited.
2. The garage doors, gates or other access must be secured when otherwise not in use. Damage to other vehicles traced to Tenant's failure to keep the premises secure may result in termination of the agreement and financial responsibility for damage to those vehicles.
3. Damage by Tenant to the garage door, door jambs, ceiling, walls and floor beyond normal wear will be assessed to the Lessee.

General Conditions

1. Tenant agrees to refrain from excessive noise when using the garage.
2. Tenant will keep garage clean and free of debris and will not store hazardous materials on premises. Lessee shall not operate a business or do any maintenance or repairs on the premises, without written permission of the Owner or his agent. Any oil or other debris on the surface of the garage floor during the term of the lease is the responsibility of the Tenant, and costs involved in cleaning the garage/parking space to the level it was prior to the rental period will be payable by the Tenant deposit.
3. Owner will not be liable for any damage done by bursting, leaking or running of any

gas or water or any plumbing fixture in, above, upon or about the premises; for damage by water, snow or ice being upon or coming off/through the roof or walks; damage arising from acts or neglect of other occupants of the same building or other motor vehicles; or the theft or vandalism by others. It is encouraged that Tenant purchase insurance to cover the above-mentioned instances.

1. Tenant will be notified of work being completed in the garage that necessitates moving vehicles. Where possible, 24-hour notice will be given.
2. The garage will be used solely by the Tenant. Use by any others will require prior written permission from the Owner or Owner's agent.

Tenant Information:

Name _____

Address _____

Home Tel: _____ Cell Tel: _____ Email _____

Tenant Signature _____ Date _____

Owner/
Agent Signature _____ Date _____