

Name of Parking Lot _____
Color Code & Tag Number: _____ - _____

THIS LEASE AGREEMENT, made and entered into this _____ day of _____, _____, by and between the CULPEPER PARKING AUTHORITY, party of the first part, hereinafter called "AUTHORITY"; and _____, party of the second part, hereinafter called "RENTER":

The Authority does hereby lease to the Renter _____ available parking space(s) designated for leased parking in the _____ Parking Lot, located in the Town of Culpeper, Culpeper, Virginia, and under the control of the Culpeper Parking Authority. These spaces are available as first-come, first-served. The Authority does not guarantee that an available parking space will be available on an unlimited basis.

TERMS OF LEASE:

1. Renter agrees to pay to the Authority the sum of Twenty Dollars (\$20.00) per month per space payable on the first day of each month in advance.
2. The term of this Lease Agreement shall be for the following six (6) month period: (Check one)
____ January 1 through June 30
____ July 1 through December 31
This Lease Agreement shall be valid for 6 months, unless written notice is given by the Renter to the Authority to terminate such lease.
3. This lease shall begin on the _____ day of _____, _____.
4. The Authority may terminate this Lease Agreement at any time after giving Renter a 30-day written notice of termination.
5. This lease allows Renter to park in an available space on Monday through Friday from 8:00 a.m. until 5:00 p.m. After 5:00 p.m. on weekdays, and on all Saturdays, Sundays, and holidays, the SPACE and all leased parking spaces are free to public parking without being subject to overtime parking violations or permit requirements.

The Renter agrees to comply with all of the rules and regulations imposed by the Authority, the Town of Culpeper, and the Commonwealth of Virginia in regard to parking, licensing, registration and operation of vehicles.

The Renter will commit no act or acts, which may render the Authority liable for those acts. The Renter shall assume full and sole responsibility and liability for any act or acts for which the Renter is in any way responsible.

It shall be the duty of the Renter to make all lease payments on a timely basis without demand being made. Should the payments be ten (10) days late or more, an additional late fee of One Dollar and Fifty Cents (\$1.50) per month shall be charged to the Renter. Should the Renter fail to pay his rent for two (2) consecutive months, the Authority shall have the right to terminate the Lease Agreement, and to take such further action as provided by law.

The Renter shall timely pay to the Authority all sums due under this lease. Should the Renter fail to comply with any term of this Lease Agreement, he shall be fully and solely responsible for all sums due herein, including but not limited to monthly rent, late fees, costs, attorney fees, and interest at eighteen percent (18%) per annum from the due date. Failure of the Authority to strictly enforce the provisions of this Lease Agreement shall not be construed as waiver.

See Reverse Side

The Renter agrees to assume all risk incidental to the use of the space and surrounding premises and to hold the Authority, its officers, agents, and servants harmless from and indemnified against any loss, damage, or expense resulting from injuries to person or persons or damage to or loss of property.

The Renter agrees that should he or she improperly park in the parking lot, or should the Renter fail to properly display his or her parking tag, then the Renter shall be treated as if he or she is improperly parked and will be responsible for the same fines charged to non-Renters. Replacement parking tags shall cost \$5.00 each.

The Authority shall remove snow from the premises and shall maintain the parking lot in reasonably good condition, normal wear and tear accepted.

The Renter shall not park any vehicle in any space that is unlicensed or is not in operating order. The Renter shall park no vehicle which is in damaged condition or which creates a visible obstruction, in any space.

This Lease Agreement shall be construed and enforced according to the laws of the Commonwealth of Virginia. Venue for any dispute arising from or related to this Lease Agreement shall be proper only in Culpeper County, Virginia.

BILLING INFORMATION:

Name of Responsible Party
Social Security Number or Federal Tax ID #
Address
City/State/Zip
Telephone Number

WITNESS THE FOLLOWING SIGNATURES:

Renter

CULPEPER PARKING AUTHORITY

BY:

FOR ADMINISTRATIVE USE ONLY:

Renter's Employer: _____

Address of Employer: _____

Phone Number of Employer: _____

Amount paid at time of signing lease: \$ _____