

1750 SW Harbor Way
Portland, OR 97201

Phone: (503) 208 – 8185
Phone: (503) 789 – 2149
rachelclark.benco@gmail.com
ben.mcinnis@bencocre.com

Parking Space Rental Agreement

Date: _____ Monthly Rent: _____ Pass Deposit: _____

Term: _____ Start Date: _____ End Date: _____

Payment: 1st of the month, late fee of \$25 for all late payments made after the 10th

Renter: _____

Lessor: McInnis Group, LLC · PO Box 1862 Lake Oswego, OR 97035

Information of person using the space:

Name: _____

Address: _____

City, State, Zip Code: _____

DL#: _____

Tel#: _____

Email: _____

Place of Business: _____

Tenant agrees to rent the parking space located at Mill Street

Tenant agrees to keep only the following described vehicle in this parking space:

Passenger Vehicle

Make: _____ Model: _____ Year: _____ Color: _____

License Plate #: _____ State: _____

Office use only:

Parking Permit #: _____

Parking Permit Returned: Yes ☐ No ☐ N/A ☐

Returned Permit #: _____

1750 SW Harbor Way
Portland, OR 97201

Phone: (503) 208 – 8185
Phone: (503) 789 – 2149

rachelclark.benco@gmail.com
ben.mcinnis@bencocre.com

Terms and Conditions

Because all persons are strictly prohibited from parking any vehicle on Lessor's property without the Owners permission, Parking Space Renters agree to the following terms and conditions in exchange for such permission:

- 1) The above Tenant agrees that they are not tenants of the above described parking space, but they are instead, parking space **Renters**. As parking space Renter (hereinafter referred to as Renter"), they understand that this agreement is for vehicles only and not for persons or other personal effects.
- 2) Renter agree that the parking space described above shall be patrolled by an independent towing company, 24 hours a day, for the purpose of towing or removing any unregistered or otherwise unauthorized vehicles.
- 3) Renter agree to hold lessor and its affiliates harmless for any damage or other liability whatsoever, cause by the towing or removal of any vehicle.
- 4) Renter will ensure that their vehicles comply with all local state ordinances with regards to licensing, registration, emissions, insurance and other official requirements.
- 5) Renter agrees not to leave their vehicles unattended or in a state of serious despair for unreasonable periods.
- 6) Renter agrees that their vehicles will not discharge any waste, oil, fuel, noxious fumes or hazardous materials at any time and will assume full responsibility for any damage that may arise there from.
- 7) Renter agrees not to leave minors or pets in their vehicles, unattended.
- 8) Renter shall keep their vehicle locked and secure at all times and shall attempt to conceal all valuables from plain view.
- 9) Renter agrees to keep their vehicles or sound systems from being unnecessarily noisy or and causing any annoyance or discomfort to others and will immediately remedy any complaints made either from a neighbor or from McInnis Group, LLC.
- 10) Renter agrees to provide lessor with any requested information regarding the identity of their vehicle.
- 11) Renter agrees that failure to pay rent in advance, for a parking space shall cause an **immediate** revocation of lessor's permission to use that space or garage.
- 12) Renter agrees that their vehicles shall be appropriately sized, for their particular space.
- 13) Renter agrees to pay immediately for any damage, loss, or expense cause by them or their vehicle, and if requested by lessor, they will pay an additional deposit, which may be used for cleaning, repairs or delinquent rent when Renter vacate without notice. This added deposit, or what remains of it when damages have been assessed, will be returned to renter within 45 days after that have proved that they no longer use this space or garage.
- 14) Renter agrees that this Agreement shall be for the specific vehicle described above and that no other vehicle may be substituted without the consent of lessor. Tenant agrees to furnish lessor with a photograph of their vehicle, upon request.

1750 SW Harbor Way
Portland, OR 97201

Phone: (503) 208 – 8185
Phone: (503) 789 – 2149
rachelclark.benco@gmail.com
davidmcinnis@comcast.net
ben.mcinnis@bencocre.com

15) Renter agrees that lessor reserves the right to revoke, without recourse, permission to keep any vehicle in any parking space should the Renter, in the sole judgement of lessor, violate the terms and conditions of this agreement or if lessor decides, unilaterally, to modify or revoke its parking policy.

16) Renter agrees that they will immediately obey any request, ordinance or order of any kind, made upon them or upon lessor, by any government or law enforcement or law enforcement authority.

17) Renter agrees to carefully park within their designated space only and will not encroach onto the space of any other Renter. Renter will not block access to or from the spaces of any other Renters.

18) Renter understands that they may not file any claims against lessor or its insurance policy for any damages related to acts of God, theft, personal injury or damages caused by others. And that the Renter is solely responsible for any and all damages that the Renter causes to other Renters.

19) Landlord reserves the right to modify monthly parking rates at any time.

20) Parking pass **MUST** be visible **AT ALL TIMES**.

Signature

Date