



TENANT'S NAME:				DATE:	,2020	
PROPERTY ADDRESS:						
HOME ADDRESS:						
CITY:		STATE:		ZIP:		
CELL #'s	TENANT#:			PARENT#:		
DRIVER'S LICENSE NO.			SS #			
VEHICLE MAKE:			MODEL:			
COLOR:			YEAR:			
LICENSE PLATE NO.			STATE			
PERMIT #						
ASSIGNED SPACE #			GARAGE DOOR OPENER #			

RESERVED PARKING – AUGUST 13, 2020 THROUGH MAY 17, 2021

In order to maintain a clean, safe unobstructed parking area for our tenants, we must be able to identify registered cars and have the means to enforce the rules below. This allows performance of our contractual agreements between retail tenants and residential tenants. These rules are not meant to cause inconvenience, but must be followed and enforced to allow proper parking for everyone.

CKC RENTAL AGENCY, LLC (as Agent for Property Owner) and TENANT, AGREE AS FOLLOWS

1. CKC Rental Agency, LLC grants Tenant the right to park the above described vehicle in the area designated for parking for tenants during the school terms indicated above.
2. Upon move-in, Tenant will be issued a parking permit to be hung from the rear view mirror in the tenant's registered vehicle. Lost, stolen, or damaged permits must be reported to CKC Rental Agency, LLC immediately. Replacement of lost, stolen, or damaged permit will result in a \$15.00 fee, which is non-refundable. Tenant must notify CKC Rental Agency, LLC office of any change in license plate number or an alternate vehicle being used.
3. Tenant shall not assign or sublet his or her right to use the parking area.
4. Stewart Square Tenant's will be ASSIGNED a parking spot. Tenant shall park ONLY in their assigned parking area (Reserved). Any vehicle or part thereof, which extends over the lines will be considered illegally parked and may be towed and/or ticketed. Gaslight Ave Tenants parking is on a first-come basis just like regular street parking.
5. CKC Rental Agency, LLC shall not be liable to Tenants or any other person for any loss or damage sustained by Tenant or to any vehicles or to any accessories or other items contained in any such vehicles unless and only to the extent such loss or damage is attributable to acts of the CKC Rental Agency, LLC. Tenant accepts the parking area and the Premises in which the same shall be located on an as-is, where-is basis. Tenant agrees to hold CKC Rental Agency, LLC harmless from all damages and claims against CKC Rental Agency, LLC, and all actions and lawsuits seeking damages or other relief against CKC Rental Agency, LLC as a result of any act or omission attributable to Tenants, or Tenant's invitees, including attorney's fees and costs sustained by CKC Rental Agency, LLC in defending the same. The speed limit in the parking lot and/or garage is 5 MPH however, reckless driving could occur at lower speeds. Any Tenant seen operating a vehicle in a manor deemed reckless or unsafe may result in loss of parking privileges or vehicle removal.

PARKING AGREEMENT

6. Tenant shall be liable for and shall reimburse CKC Rental Agency, LLC for any and all damages to CKC Rental Agency, LLC real or personal property attributable to the actions of Tenant or Tenant's invitee. Such actions may result in loss or parking privileges or vehicle removal.
7. No inoperable vehicles or vehicles without current license tags will be permitted on the property. Any such vehicle shall be subject to immediate removal from the property at Tenant's expense.
8. Neither changing of oil or other vehicle fluids, nor any repair or mechanical work, nor washing of vehicles may be conducted on the property. Any such vehicle shall be subject to immediate removal from the property.
9. All parking permits must be returned to CKC Rental Agency, LLC at the end of the Lease Agreement prior to or at move-out or may be charged a replacement of fee of \$15.00.
10. At any time, CKC Rental Agency, LLC reserves the right to clean, repair, or improve the parking area. Tenants understand this may create dust. CKC Rental Agency, LLC will not pay to clean vehicles which get dusty.
11. Tenants may occasionally be asked to refrain from parking in the reserved area for maintenance, etc. CKC Rental Agency will try to return tenants' parking spots as soon as possible. Tenants who do not adhere to our request will be ticketed, stickered, and/or have their vehicle removed at tenants' expense.
12. Any vehicle removed will be at owner/tenant's expense. Tenants will **always** be responsible for their own guests.
13. Stewart Square Tenants with overnight guest may reserve a guest parking spot at our office Monday thru Friday between the hours of 8:00 a.m. and 5:00 p.m. There is a limited number of registered guest parking. Registered Reserve Parking is available on a first come basis. If you are unable to register your guest due to office hours, number of spaces available, or any other reason, your guest will need to find parking outside of our complex or you or your guest may be subject to ticketing and towing. Designated Guest Parking is on the EAST side of the complex across from the deck/waterfall.
14. Unregistered guests, regardless of where they are parked, are subject to ticketing and removal.

Tenant agrees, by signature on this form to accept responsibility for any damages described within, any tickets, deduction of residential deposits, costs, and damages due to ticketing, towing and/or booting of vehicle, full cost to collect such costs including attorneys' fees, etc.

CKC Rental Agency, LLC has contracted, but perhaps not exclusively with Wrights Towing for vehicle removal. If a vehicle is towed, it can be retrieved at Wrights compound lot located at 1946 Fairgrove Avenue, Hamilton, Ohio 45013. Proof of ownership and payment will be required. Wrights Towing: (513) 896-1016.

Tenant: _____
(Signature)

Date: _____

CKC Rental Agency, LLC

By: _____
(Authorized Signature)

Date: _____