



CARPORT ADDENDUM TO APARTMENT LEASE CONTRACT

Resident Name: _____ Lease Date: _____

Apartment Number: _____ Carport Number: _____ Carport Rent: _____

Prorated Carport Rent of \$ _____ is due for the remainder of the 1st month. Carport rent is due on or before the first day of each month with a five day grace period.

Term Commencement begins _____ and ends at midnight on _____.

Agreement: The carport shall be part of the premises under the lease and Resident thereof shall be subject to all of the terms of the Lease in addition to the terms and conditions of this Addendum. The lease terms of this Addendum shall control in the event of any conflict with the provisions of the Lease.

Lessee agrees to register with the owner the vehicle to be parked in the above numbered carport/garage space, namely: Make of Car: _____ Year: _____ Color: _____ and License Plate Number: _____.

Uses: The carport shall be used exclusively for the purposes of parking Resident's automobile or motorcycle. Resident shall not store any welding, flammable, chemical, odorous, explosive or other inherently dangerous materials in the Carport. Resident shall not operate any electrical appliances or equipment in the carport.

No repairing of vehicles is permitted in the carport/garage. The washing of vehicles is not permitted except as otherwise authorized in writing by Owner. Any abandoned, inoperable, vehicle not having current license plates, or having a flat tire, may be towed from the premises at Resident's expense. In addition, if any vehicle owned by Resident or Resident's guest, is parked illegally or in a reserved location besides the one issued above said vehicle will be booted with a fine of \$50 to un-boot, charged to Resident. If vehicle remains booted for 24 hours without payment it will be towed at owners expense.

Non-Liability of Owner and Insurance Obligations of Residents: All property stored within or located at the Carport shall be at the Resident's sole risk. Therefore, Resident is advised to obtain any insurance necessary at his/her own insurance company to protect himself/herself and any property against perils. Owner shall not be liable to Resident or Resident invitees, family, employees, agents or servants for any personal injuries of property damage or loss from theft, vandalism, fire, smoke water, hurricane, rain, tornado, explosion, act of God or any other cause whatsoever, unless the same is due to the willful act or gross negligence of Owner or its agents. Resident's acknowledgement that Owner does not take care, custody, control, possession or domination over the contents in or at the Carport and the Owner does not agree to provide protection for the Carport or the contents thereof.

Resident's Indemnity Obligation: Resident hereby agrees to indemnify and hold harmless Owner from any and all claims for damages, loss of property, personal injury and cost including attorney's fees arising from Resident's use of the Carport, or from any activity suffered by Resident in or about the Carport.

Resident

Date

Resident

Date

Management Representative

Date

RESIDENT'S WAIVER OF CARPORT LEASE

I do hereby decline to lease a covered carport. I acknowledge that the covered carports are not a part of my lease agreement and that I will not use covered parking facilities. Any vehicle (whether owned by resident or resident's guest) that illegally parks in the covered parking areas or in a reserved location will be booted with a fine of \$50 to un-boot, charged to the resident. If vehicle remains booted for 24 hours without payment it will be towed at owners expense..

Resident

Date

Resident

Date

Management Representative

Date