

Lanai Condominiums Parking Space Lease Agreement

Lanai Condominium Association, Inc., as Lessor, does hereby agree to lease to the individual resident

_____, as Lessee, the parking space numbered _____
(the "Parking Space") being located on the Lessor's property at 800 N. Washington St., Denver, CO 80203
under the following terms and conditions collectively called the "Agreement."

Terms and Conditions:

1. **Fee:** The monthly rate for the Parking Space is: \$50.00. Bill Monthly? _____ or Annual? _____
2. **Lease Term:** This is a one-year non-transferable agreement for January 1 to December 31, _____.
3. **Residency Requirement:** This agreement will be terminated if Lessee ceases to use its unit in the Lanai Condominiums as its principal residence. Any advance payments for the Parking Space paid by Lessee to Lessor will be prorated by the number of days used and the unused portion will be returned to the Lessee.
4. **Payment:** Lessee may pay for the entire year up front, or arrange for monthly payments in advance with the Lessor's property manager. Failure to pay timely will result in the termination of this agreement.
5. **Waiver of Liability:** Lessee agrees Lessor shall not be responsible for damage or loss to any vehicle in the Parking Space whether or not such damage is caused by other vehicle(s) or person(s) in the parking lot or surrounding area. Lessee agrees to accept all responsibility for any vehicle parked in the Parking Space and will defend, indemnify, and hold harmless Lessor for any damage or loss.
6. **Items Left in Vehicle:** Lessor shall not be responsible for damage or loss to possessions or items left in any vehicle in the Parking Space.
7. **Vehicle Condition:** Any vehicle parked in the Parking Space must be in good working order with current licensing from applicable authorities and readily moveable.
8. **Obligation to Move Vehicle:** Lessee agrees to move any vehicle from the Parking Space on a temporary basis at the request of the Lessor.
9. **Right to Re-Assign:** In the event Lessor needs to re-assign parking spaces during the Lease Term, Lessee agrees to accept the new parking space as replacement.
10. **First Right to Extend:** If Lessee is in good standing in regard to this Agreement, Lessee will have the first right to extend this Agreement for the following year during December of the Lease Term.
11. **Right to Terminate:** Lessee may terminate this Agreement with 30-days notice. Lessor may terminate this Agreement if Lessee defaults on the terms of this Agreement.

Executed and agree to by the parties hereto on this date _____ (month, day, year).

Lessee Signature and Unit Number

Lessor Signature for Lanai Condominium Association, Inc.
(May be signed by Lanai President, Vice-President, or Secretary)