

PARKING LEASE

1. TENANT
The Tenant is **FIRST M. LAST**.
2. LANDLORD
The Landlord is Epling Estates, whose address is 4300 Lynn Road, Suite 201, Ravenna, OH 44266.
3. PROPERTY
The property is a **0'X0'** outdoor parking space denoted by letter **A** located at **123 STREET, TOWN, OH 45678**.
4. TERM
The initial term is **0 MONTH** and **0 DAYS**, beginning **01/01/2001** and ending **01/01/2001**. The lease term will be month-to-month thereafter.
5. RENT
The monthly rent is **\$0.00**. The first month's rent is **\$0.00** (this figure is prorated if applicable). Rent is due on the **1ST** of each month. There is a grace period until the **5TH** of each month. If the **5TH** falls on a weekend or holiday, the grace period extends to the next business banking day.
6. AUTOMATIC PAYMENTS
Automatic payment through Landlord-initiated electronic fund transfer is the primary payment method accepted. The Tenant must maintain an active checking or savings account at all times in order to accommodate automatic payments. The date of the first automatic payment will be **01/01/2001**. Automatic payments will occur on or after the **5TH** of each month. If an automatic payment fails, a second attempt may be made on or after the **15TH** of that month. The amount of an automatic payment will not exceed the amount due through the date of the payment. The Tenant authorizes the Landlord to initiate debit or credit entries into the following **CHECKING** account with routing # **000000000** and account # **000000000**.
7. ADDENDUMS
This lease is subject to the following addendums: *Rate Schedule* and *Policy Schedule*. These are published at EplingEstates.com/Forms.asp and may be updated from time to time.
8. USE
The use of the space is limited for parking a registered **COLOR YEAR MAKE MODEL WITH PLATE #**. No storage of any other kind is permitted on the space. The Landlord may dispose of any items on the space that are not permitted without compensation due to the Tenant.
9. INSURANCE
The Tenant is not required, but is encouraged, to purchase and keep effective during the tenancy appropriate insurance to protect the Tenant's property from damage or loss by fire, casualty, theft, or other cause. The Landlord is not liable for the Tenant's property.
10. NOTICE
The Tenant is required to give the Landlord a written notice at least **30** days prior to the expiration of the current lease term in order to terminate the lease. A termination date may be specified on any day so long as proper notice is given. For example, a notice delivered on June 5th may terminate a lease on July 5th. The last month's rent will be prorated if applicable. All Tenants must sign the 30-day notice.
11. SPECIAL CONDITIONS
N/A
12. TENANT SIGNATURE

FIRST M. LAST

DATE

13. LANDLORD SIGNATURE

**EPLING ESTATES
BY JONATHAN M. EPLING
ITS OWNER**

DATE