

THIS PARKING SPACE LEASE AGREEMENT, DATED _____

BETWEEN

**VICTORIA-SHUTER NON-PROFIT HOUSING CORPORATION
(Hereinafter called the “Landlord”)**

AND

**[Name]
(Hereinafter called the “Tenant”)**

WHEREAS further to the Tenancy Agreement dated [Date], the Tenant is assigned parking spot(s) [Spot]

NOW THEREFORE WITNESSETH that in consideration of the mutual covenants herein contained, the parties hereto agree as follows:

- 1. Only vehicles registered, insured and licensed to the Tenant are allowed to park in the assigned parking spot.**
- 2. Documentation:** Valid vehicle registration, valid vehicle insurance, valid license plate # and valid driver’s license will be submitted to the landlord before a parking space will be assigned. Only original documentation will be submitted and recorded - refer to Schedule A. Original Insurance and Driver’s License and License Plate renewal documentation will be submitted and recorded.
- 3. Rent:** The Tenant is allowed to rent from the Landlord, designated parking space(s) in the Landlord’s underground parking garage, provided space is available. The Tenant agrees that the rent for all residential parking spaces may be adjusted at the Landlord’s sole discretion by providing 90-days notice to the residential tenants.

The parking rent for all residential tenants is \$75.00 per space per month.

- 4. Visitor Parking:** There is no tenant’ guest, tenant’ visitor, or temporary tenant parking allowed on Victoria-Shuter property.
- 5. Assignment and Subletting:** The Tenant will not assign, sublet or transfer the Tenant’s assigned parking space.
- 6. Use:** The assigned parking space will only be used for parking the vehicle for which it is assigned. No other vehicle is allowed to park in the assigned parking space. The assigned parking space shall not be used as storage. No other items are allowed in the assigned parking space. Any and all items will be removed by the Landlord.
- 7. Roadworthy:** Only roadworthy vehicles will be allowed to park in the assigned parking space.
- 8. Oil Stains & Damage:** The tenant will remove oil stains, resulting from a leak from their vehicle, promptly, and shall repair the vehicle’s leak, promptly. The Landlord will charge back to the Tenant all cost associated with the removal of oil stains and/or repair to the membrane (minimum of \$100.00) plus a 15% administration fee. Costs to repair any other damage to the assigned parking space, caused by Tenant’s negligence, will be charged back to the Tenant, plus a 15% administration fee.

9. **Save Harmless:** The Tenant shall indemnify, defend and hold harmless Victoria-Shuter Non-Profit Housing Corporation, the property management company acting as its agent, its affiliates, representatives and their respective officers, directors, and employees from and against all claims, damages, costs, expenses or losses, including without limitation: taxes; any governmental charges; penalties; interest and reasonable legal fees and disbursements; claims imposed upon or incurred by the Tenant, except to the extent that such claims are the direct result of negligent acts or omissions on the part of Victoria-Shuter Non-Profit Housing.
10. **Vehicle Removal:** Any violation of these covenants will result in the removal of the vehicle by the Landlord.

IN WITNESS WHEREOF the undersigned have duly executed these presents on the date first mentioned above.

VICTORIA-SHUTER NON-PROFIT HOUSING CORPORATION

Per: _____

Name & Title: Helen Davies, Property Manager

I have authority to bind the corporation.
As per its agent: Community First Developments Inc.

[Name]
Tenant's Name

[#]
Unit #

Signature

Date

SIGNED AND SEALED

SCHEDULE A

Tenant Name:	Unit #:	Spot #:
Vehicle Make:	Model:	Colour:
VIN #:	Plate #:	Expiry:
Insurance Policy #:	Expiry:	
Driver License #:	Expiry:	

The undersigned agrees to remit updated vehicle information including change of vehicle, license and insurance documentation to Victoria-Shuter Non-Profit Housing Corporation Management Office.

_____ Date: _____
Tenant Signature