



PARKING SPACE LEASE AGREEMENT

This lease agreement made in duplicate on _____, between Ghent Square Community Association (hereinafter referred to as "Lessor") and _____ (hereinafter referred to as "Lessee"),

WITNESSETH THAT:

For and in consideration of the rent recited herein and other good and valuable considerations, Lessor and Lessee do hereby mutually agree as follows:

- 1. Lessor hereby rents and Lessee hereby takes, for sole and exclusive use as a parking space for one motor vehicle, that certain parking space designated as space No. _____, as so designated on the parking lot established by lessor in parcel _____, as shown on the recorded plat of Ghent Square.
2. This lease shall commence on the date hereof and shall terminate on the last day of the month following the month in which this lease is executed. Thereafter, this lease shall renew itself automatically on a month-to-month basis unless either party gives the other thirty (30) days written notice of termination, whereupon the lease will be terminated on the termination date so indicated.
3. Until further notice, the quarterly rent for the aforesaid parking space shall be Sixty-Two Dollars and Fifty Cents (\$62.50) payable quarterly in advance to the Ghent Square Community Association, located at 852 Mowbray Arch, Norfolk, Virginia 23507. An automatic late charge of Fifteen Dollars (\$15.00) will be imposed if the rent is not received by the last day of the first month in each quarter (January 31, April 30, July 31, October 31).
4. Lessee agrees that it will pay any real estate taxes, fees, or other charges imposed by the City, State or local government instrumentality on this lease or the property covered by this lease.
5. Lessee assumes all risk and responsibility for personal injury, property damage or other loss sustained by the Lessee or any other person as a result of any accident, injury, damage or loss sustained to person or property located on the aforesaid parking space, and Lessee hereby agrees to hold harmless and indemnify Lessor with respect to any such damage, claim, injury or loss.
6. It shall be the responsibility of the Lessee to enforce Lessee's exclusive use of the aforesaid parking space as against trespassers or unauthorized users; however, Lessee shall not erect or paint any barrier, sign, or other improvement on or near the space without the express written permission of the Lessor and the Ghent Square Community Association.

WITNESS the following signatures and seals as of the day and year first above written.

Signed By: _____, Lessor
GHENT QUARE COMMUNITY ASSOCIATION

Signed by: _____, Lessee

HOMEOWNER, ADDRESS: _____