

# Moll Properties, Inc.

523 E Buffalo Street • Apt 8 • Ithaca, NY 14850  
(607) 351-6266



## 1. Residency and Financials

### 1.1 TERMS

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Monica Moll, President of Moll Properties, Inc. (Landlord) hereby leases to <<Tenants (Financially Responsible)>> (Tenant) one garage/ parking space #<<Unit Name>>, at <<Property Address>>The Lease begins on <<Lease Start Date>> and concludes on <<Lease End Date>>. The lease fee for the duration of the lease period is

<<One-time Charges>>This fee is payable in advance and is non-refundable. Payment not received within 3 days of the countersigning of this lease by the landlord will null and void this contract. Landlord will then have the right to rent the spot to someone else.

### 1.2 VEHICLE INFORMATION

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#### <<Vehicle Information>>

By initialing below, you acknowledge and agree to the terms in Section 1.

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## 2. Policies and Procedures

### 2.1 PERMIT

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Parking permit will be given to the Tenant on or after the lease start date. Tenant must contact Landlord to setup a time to pickup the permit. Tenant must only park in Tenant's assigned spot. It is the Tenant's responsibility to alert the Landlord immediately of any change in vehicle type, insurance policy or license plate number.

### 2.2 TICKETING AND TOWING OF UNAUTHORIZED VEHICLES

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LANDLORD HEREBY GRANTS Tenant to request Ithaca Police Department to ticket any unauthorized vehicles found occupying Tenant's parking space. Following ticketing, Tenant may phone any towing service to have vehicle towed at the vehicle owner's expense, if desired.

By initialing below, you acknowledge and agree to the terms in Section 2.

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## 3. Responsibilities

### 3.1 ALTERATIONS BY TENANT

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Tenant shall make no alterations, additions or improvements to the Parking Space.

### 3.2 PERMITTED USES

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The Parking Space may be used only for parking. The use of this space as storage or as a dwelling is not permitted.

### 3.3 MAINTENANCE

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1. Areas that will be maintained by the Landlord are all access lanes under the direct control of the Landlord and the lot itself. Landlord will not maintain areas immediately surrounding vehicles or other areas that are not part of the lot itself or are not able to be accessed due to vehicle blockage.

2. Tenant agrees to maintain the area immediately surrounding the vehicle and to contact Landlord immediately of any issues with the lot. Tenant agrees to only park in the space assigned to them and to not block other vehicles access to and from the lot either with the vehicle itself or with vehicle snow removal.

3. Snow removal will be the responsibility of the Landlord. Snow removal will be done within a reasonable time frame AFTER a snowfall. Snow removal will not be done when snowfall is less than 3 inches, daytime temperatures fall below 10 degrees Fahrenheit, or ongoing weather conditions make it impossible for the Landlord to maintain the lots safely.

By initialing below, you acknowledge and agree to the terms in Section 3.

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## 4. General Clauses

### 4.1 IMDEMNIFICATION

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Landlord is not responsible for theft or damage to the vehicle or any items contained in the vehicle while the vehicle is parked in the designated space.

### 4.2 SUBLEASE

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Tenant is allowed to sublet the parking space with Landlord's written approval.

### 4.3 DAMAGE

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Landlord will be compensated by the Tenant for any damage to the parking structure, due to negligence by the Tenant. A copy of the current insurance coverage for the vehicle will be submitted prior to the lease start date. Any changes in insurance, during the lease term must be submitted to Moll Properties, Inc. within 3 business days.

### 4.4 SEVERABILITY

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If any part of this lease agreement is not valid, enforceable, binding or legal, it will not cancel or void the rest of this lease agreement. The remainder of the Lease Agreement will continue to be valid and enforceable by the Landlord to the maximum extent of the laws and regulations set forth by local, state and federal governments.

### 4.5 PARAGRAPH HEADINGS

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Paragraph headings in this Lease Agreement are for convenient reference only and do not represent the rights or obligations of the Landlord or Tenant.

By initialing below, you acknowledge and agree to the terms in Section 4.

X \_\_\_\_\_  
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## 5. Sign and Accept

### 5.1 ELECTRONIC SIGNATURE

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This Agreement may be executed in two or more counterparts, each of which shall be deemed an original but all of which together shall constitute one and the same Agreement. The counterparts of this Agreement and all Ancillary Documents may be executed and delivered

by facsimile or other electronic signature by any of the parties to any other party and the receiving party may rely on the receipt of such document so executed and delivered by facsimile or other electronic means as if the original had been received.

## 5.2 ENTIRE AGREEMENT

Landlord and Tenant agree that this Lease Agreement and any attached addendums, rules and regulations, and or special terms and conditions accurately represent all terms and agreements between the Landlord and Tenant regarding the Leased Premises.

X \_\_\_\_\_  
Lessee

\_\_\_\_\_  
Date Signed

X \_\_\_\_\_  
Lessor

\_\_\_\_\_  
Date Signed