

**KENMORE PARK APARTMENTS
GARAGE LEASE AGREEMENT**

This Lease Agreement ("Lease") is entered into by _____ ("Landlord") and _____ ("Resident") on _____, 20___. Landlord & Tenant are collectively referred to as the "Parties."

The Parties agree as follows:

PREMISES: Landlord hereby leases Garage # _____ to Resident(s) residing at _____ Apt # _____, Elmhurst, IL 60126.

LEASE TERM: The lease shall start on _____ (begin date) and will end on _____ (end date).

LEASE PAYMENTS: Resident(s) agrees to pay to Landlord as rent for the Premises the amount of \$ _____ ("Rent") each month in advance on the _____ day of each month with monthly rental payment.

INSUFFICIENT FUNDS: Resident will be charged \$40.00 for each check given by Resident to Landlord that is returned due to lack of sufficient funds.

LATE CHARGES: If any Rent payment is more than 5 days late, Resident(s) will be charged a late fee of \$50.

REMOTE CONTROL: Resident(s) will be given _____ control/opening devices to the Premises. Resident will be charged **\$100** if controller device is not returned to Landlord upon termination of this Lease. Your 4 Digit Pin Code # _____.

ALTERATIONS AND IMPROVEMENTS: Resident(s) agrees not to make any improvements or alterations to the Premises without prior written consent of the Landlord. If any alterations, improvements or changes are made to or built on or around the Premises, with the exception of fixtures and personal property that can be removed without damage to the Premises, they shall become the property of Landlord and shall remain at the expiration of the Lease, unless otherwise agreed in writing.

MAINTENANCE AND REPAIR: Resident(s) will, keep and maintain the Premises in good, clean and sanitary condition during the term of this Lease and any renewal thereof and immediately report any damage to the facility and/or operating devices. Resident also agrees to inspect the garage and report any damages or oil spills prior to taking possession. Resident must keep their vehicle in good working order to avoid excess oil, anti-freeze or other excretion from their vehicle. Resident will be responsible for clean-up of any of these materials or Security Deposit will be reduced for Landlords cost of cleaning/removing these toxic chemicals off the concrete.

ASSIGNMENT AND SUBLEASE: Resident(s) shall not assign or sublease any interest in this Lease without prior written consent of the Landlord.

DANGEROUS MATERIALS: Resident shall not keep or have on or around the Premises any item of a dangerous, flammable or explosive nature that might unreasonably increase the risk of fire or explosion on or around the Premises or that might be considered hazardous by any responsible insurance company.

INSURANCE: The Resident(s), at his own expense, shall obtain his own insurance, if any, to the property stored in said premises.

SECURITY AND RESPONSIBILITY FOR LOSS: Resident(s) understands that Landlord does not provide any security alarm system or other security for the Premises. Tenant's vehicle or other possessions will occupy the parking space entirely at the risk of the Tenant. Tenant releases Landlord from any loss, damage, claim or injury resulting from any casualty.

WAIVER: The failure of either party to enforce any provisions of this Lease shall not be deemed a waiver or limitation of that party's right to subsequently enforce and compel strict compliance with every provision of this Lease. The acceptance of rent by Landlord does not waive Landlord's right to enforce any provisions of this Lease.

IN WITNESS WHEREOF, the parties have caused this Lease to be executed the day and year first above written.

RESIDENT(S)

OWNER/AGENT

(Resident)

(Manager/Agent)

(Resident)

(Date)

(Date)