



GARAGE / STORAGE LEASE ADDENDUM

This is a legally binding agreement. If not understood, seek legal advice.

This lease agreement is entered between Salt Valley Property Management LLC (herein Landlord) and _____

 _____ (herein Tenant), dated _____.

1. **Garage, Covered Parking or Storage:** You are entitled to exclusive possession of Garage Space Number (s) _____ with a monthly rent of _____, Covered Parking Space Number (s) _____ with a monthly rent of _____, Storage Space Number(s) _____ with a monthly rent of _____.

2. **Term:** The lease term for the garage/covered parking/storage space is on a month-to-month basis with the term beginning on (date) _____ and ending on (date) _____. Your rental payment is due on the first of each month. Late charges will apply as stated in the lease. Non-payment of rent will terminate rights of possession by the resident with a 3-day notice from management.

3. **Use restrictions:** Garage, covered parking, or storage may be used for storage of personal property. No one may sleep, cook, barbeque, or live in a garage, covered parking, or storage. Persons not listed as a resident or occupant in the lease may use the areas covered by this addendum. No plants may be grown in such areas.



4. **No dangerous items:** Items may not be stored that pose an environmental hazard, a risk to the safety or health of other residents, occupants, or neighbors, or that violate any government regulation. Prohibited items include fuel (other than in a properly capped fuel tank of a vehicle), fireworks, rags, piles of paper, or other material that may create a fire or environmental hazard. We may remove from such areas, without prior notice, items that we believe might constitute a fire or environmental hazard. Because of carbon monoxide risks, you may not run the motor of a vehicle inside a garage unless the garage door is open to allow the fumes to escape.
5. **No smoke, fire, or carbon monoxide detectors:** No smoke, fire, or carbon monoxide detectors will be furnished by us unless required by law.
6. **Garage door opener:** If an enclosed garage is furnished you will be provided with a garage door opener. You will be responsible for maintenance of any garage door opener, including battery replacement. Transmitter frequency settings may not be changed on the garage door or opener without our prior written consent.
7. **Security:** We will not have any security responsibilities for areas covered by this addendum. Always remember to lock any door of a garage or storage and any door between a garage and the dwelling. When leaving, be sure to lock all keyed deadbolt locks.
8. **No lock changes, alterations, or improvements:** Locks on doors of garages and storage may not be rekeyed, added, or changed, and improvements, alterations, or electrical extensions or changes to the interior or exterior of such areas are not allowed. You may not place nails, screws, bolts, or hooks into walls, ceilings, floors or doors. Any damage, not caused by us or our representatives, to areas covered by this addendum will be paid for by Tenant.



9. **Insurance and loss/damage to your property:** Any area covered by this addendum is accepted by you “as is.” You will maintain liability and comprehensive insurance coverage for any vehicle parked or stored. We will have no responsibility for loss or damage to vehicles or other property parked or stored in a garage, covered parking or storage, whether caused by accident, fire, theft, water, vandalism, pests, mysterious disappearance, or otherwise. We are not responsible for pest control in such areas.

10. **Compliance:** We may periodically open and enter garages and storerooms to ensure compliance with this addendum.

11. **Abandoned Items:** After the term of storage use is complete, any items left in the storage unit or on the premises shall be deemed abandoned and Landlord may remove, sell, or otherwise disposed of all personal or real property therein.

Tenant: _____ Date _____

Tenant: _____ Date _____

Tenant: _____ Date _____

Tenant: _____ Date _____

Landlord: _____ Date _____

