PARK PLAZA APARTMENTS
Garage Lease

Park Plaza Apartments, as lessor, hereby leases to the below person(s) as lease, space in its garage located in the Park Plaza Apartments, 128 N. Crag Street, Pittsburgh, PA for the parking number of vehicles ONLY, no storing of vehicles is permitted, for the period below.

Parking leases shall expire annually on December 1. A new lease will be distributed in early November for the upcoming year to ensure all vehicles and lease information remains accurate and up to date. The Lease may be terminated by either party with 30 days written notice.

The lessee hereby hires and leases space in the garage for said term and agrees to pay rent of the sum of monthly amount listed below, per space payable at lessor's office in equal monthly installments due the first of each month. In the event that any installment of rent is not paid when due, lessor may at its option cancel this lease and take immediate possession of the parking right and use same without liability to lessee, which remedy shall not deprive lessor of other remedies provided by law. The monthly rate is set by the Park Plaza Board of Directors and may be increased or decreased annually Board deems appropriate.

Lessee	
Apartment	
Parking for Number of Cars	
Upper or Lower Garage	
Vehicle Make, Model, Color License Plate Number	
Term	Expires November 30 or terminated by either party with 30 days written notice
Monthly Cost	$130 per vehicle

Lessee must terminate this lease by serving lessor with written notice when lessee sells his / her apartment and moves from the building.

Upon failure of the lessee to pay for garage space defined in this lease, or any other charge treated as rent under the terms hereof, as and when the same become due and payable, it is hereby agreed that the lessor shall have a lien upon the vehicles(s) of lessee in lessor's garage for all charges in arrears, and may hold the same as security for all of said charges; and after 30 days' written notice and failure of lessee to pay all arrearages due, lessor may tow the vehicle(s) from the premises at lessee's expense or sell said vehicle(s) by auction to satisfy the claim of lessor in the same manner as a warehouseman may sell goods entrusted in his care to satisfy his claim. The right of lien herein given shall not be defeated or abridged by reason of lessee's removal of said vehicle(s) from said premises from time to time and lessor's lien for all charges shall continue the same as though said vehicle(s) had not been removed.

Any agreement to continue the tenancy without mention of the terms on which the parking rights are to be held, or a holding over after the expiration of the term with the consent of the lessor, shall be a renewal of this lease, with all its covenants, provisions and stipulations, for a term of one month from the expiration of the term, and so for every like term thereafter during which such tenancy shall be continued or holding over take place.

Lessee agrees to conform to the following rules and regulations of lessor's garage and any additional reasonable rules and regulations that may be put into effect from time to time:

1. This lease is for parking only.

2. No vehicle repairs may be made in or around garage.

3. Storage of vehicles is strictly prohibited. A vehicle is considered stored if it is physically inoperable, has been left unattended for more than a month, or does not bear all of the following:
   - A valid registration plate
   - A current certificate of inspection
   - An ascertainable vehicle identification number.

4. The management will endeavor to protect the property of patrons, but will not be responsible for loss or damage to vehicles or their contents from any cause whatsoever.

5. Vehicles will not be permitted to be taken from garage except by the owners thereof, or upon their written instructions. The management will not be responsible for omission or failure on part of owners of vehicles to observe this rule.

6. Employees of garage are not permitted to drive vehicles except in and about garage. Management will not be responsible in case of a violation of this rule.

7. NO PARTICULAR STALL WILL BE ASSIGNED.

8. Lessee must leave with attendant at all times a key to the ignition of his vehicles so that attendant may move vehicle when necessary to do so, lower garage only.

9. Lessee must display a valid Park Plaza parking ID sticker on vehicle.

10. Unless the Park Plaza accepts responsibility, accident claims should be filed with the vehicle's owner insurance as primary carrier and the Park Plaza insurance carrier shall be secondary provider.

11. All vehicles must have current registration and insurance at all times.

If during the term of this lease the Lessor is unable to furnish the service herein provided, because of strikes, lockouts, labor disputes, or other difficulties over which the lessor has no control, such suspension of service, or such suspension of lessor's ability to give possession of space shall not terminate this lease, but, in the event of the lessee being deprived of possession of space in the garage, there shall be allowed the lessee a reduction in the monthly rental herein provided for the period for which the lessee is denied use of the garage.

IN WITNESS WHEREOF, parties hereto have caused this lease to be executed the day as written above.

PARK PLAZA APARTMENTS
BY RJ COMMUNITY MANAGEMENT, AGENT

_____ _____
Community Manager Date

_____ _____ _____ _____
Lessee Date Lessee Date Date