

ENOC Partnership

PARKING LEASE

THIS AGREEMENT, made this _____ day of _____, 20____, by and between ENOC Partnership, **Landlord**, and its agent Emanuel Nixon and _____, **Tenant**.

WITNESSETH, that the said Landlord hereby rents to the said Tenant, the parking space # _____, located at 2213-2223 Hargrove Alley, Baltimore, Maryland, for the term of One (1) year or Six (6) months, beginning on the 1st day of _____, 20____, and ending on the _____ day of _____, 20____, payable in one lump sum payment of \$_____. At the end of the lease term, the Tenant has the renewal options to rent the space at the following rates:

Year 2007 & 2008	\$65/month for 6 months (\$390) \$60/month for 1 year (\$720)
Year 2009	\$70/month for 6 months (\$420) \$65/month for 1 year (\$780)
Year 2010	\$75/month for 6 months (\$450) \$70/month for 1 year (\$840)

All rent to be paid in a lump sum payment each and every year, or every six (6) months.

Rent must be paid in the form of either a money order or a cashier's check.

TENANT AND LANDLORD AGREE that the space is to be used for parking vehicles and not for any other use whatsoever. Tenant and Landlord agree that Landlord is not liable to Tenant for any damages sustained by Tenant and their property. Tenant will notify Landlord immediately of any accident or injury to the space, fence and gate. Any illegal drugs found and/or used in the space will be immediate grounds for eviction of Tenant by Landlord. Tenant shall be responsible for snow removal and shall keep property presentable at all times.

AND THE TENANT HEREBY covenants with the said Landlord to pay the rent as aforesaid, keep the premises in good order, and to surrender the peaceful and quiet possession of the same at the end of the said term, in as good condition as when received, (the natural wear and decay of the property excepted), and further, that the said Tenant will not do, suffer or permit anything to be done, in or about the premises which will contravene the policy of insurance against loss by fire, nor use, nor permit

their use, for the purposes other than parking vehicles and will not at any time assign this agreement or sublet the property thus let or any portion thereof, without the consent in writing of the said Landlord or their representatives; and further, that whatever alterations or repairs the said Tenant shall be permitted to make shall be done at Tenant's own expense.

IT IS FURTHER AGREED that if Tenant does not renew the Lease Thirty (30) days prior to the current lease ending, then the Lease shall terminate on said last day and Landlord shall have the right to distrain for the same, and to re-enter and take possession; and if the Tenant shall violate any of the foregoing covenants on his/her part herein made, the Landlord shall have the right without formal notice to re-enter and take possession; and if the property shall be destroyed or rendered untenable by fire or unavoidable accident, the tenancy hereby created shall be thereby terminated thereunder, and all liability for rent thereunder shall cease upon payment proportionately to the day of fire or unavoidable accident.

LANDLORD ACKNOWLEDGES receipt of Security Deposit in the amount of Two Hundred Dollars (\$200.00) for the gate door transponder.

Landlord's Address 2215 Saint Paul St, 1st Floor, Baltimore, MD 21218

Phone Number 443-324-0817

E-mail ENOC_LL@comcast.net

Tenant's Address

Phone Number

E-mail

IN WITNESS WHEREOF, the said parties have hereunto subscribed their names and affixed their seals the day and year first above written.

ENOC Partnership

_____	_____ (SEAL) By: EMANUEL NIXON
_____	_____ (SEAL)
_____	_____ (SEAL)