

ROBERT ST. RAMP CONTRACT PARKING LEASE AGREEMENT

Keefe Co. Parking (Lessor) requires a \$20.00 deposit (cash/credit/check) from all new contract parkers (Lessee). The \$20.00 refundable deposit and first month's rental payment, if applicable, are due and payable upon submission of this agreement. Cash payments accepted on-site only. Credit card payments accepted on-site or by phone upon submission of completed contract. Please fill-out the Cardholder and Vehicle Information sections below, read the Conditions for Contract Parking on the back of this page, and sign and date this contract where indicated. New monthly contracts are accepted through the Fifth (5th) calendar day of each month.

LESSEE'S INFORMATION (PLEASE PRINT CLEARLY)

LAST NAME _____ FIRST NAME _____ M.I. _____

HOME ADDRESS _____

CITY _____ STATE _____ ZIP _____

CELL PHONE _____ WORK PHONE _____

EMPLOYER _____ E-MAIL ADDRESS _____

VEHICLE INFORMATION (PLEASE PRINT CLEARLY)

	VEHICLE ONE	VEHICLE TWO
YEAR		
MAKE/MODEL		
COLOR		
LICENSE #		
HANDICAP PERMIT CIRCLE ONE	YES-PERMIT NUMBER NO	YES-PERMIT NUMBER NO

For office use only

AGENT _____ CONTRACT # _____ MONTHLY FEE (Sales Tax included) _____

START DATE _____ DEPOSIT PAID _____

CONDITIONS

1. All monthly renewal payments, if applicable, are due on the first working day of each month. Payment can either be sent to Lessor's main office (145 E 7th St, St. Paul, MN, 55101), paid in person at the on-site parking office, or through pre-authorized revolving charges to Lessee's Visa, Mastercard, Discover, or American Express. To utilize the Revolving Credit Payment Option, please request an authorization form at the parking office, or download it from the website (keefecoparking.com). No invoice will be sent, so please take note of this. There is a Ten Dollar (\$10.00) late fee on any payment received by Lessor after the Third business day of each month. Any accounts that remain unpaid after this time are subject to suspension of parking privileges. Lessee will be responsible for the payment of all parking fees charged on a daily basis during any such suspension and no credit or refund will be issued for any such payments made thereof.
2. Contract parking is cancellable by either party upon a Thirty (30) day Written notice. No verbal notices will be accepted. Notice of intent to cancel parking privileges can be directed to the address above or sent by email to **accounting@keefecoparking.com**. All cancellation notices are processed at the end of the month for termination of parking privileges. Any cancellation notice received after the first calendar day of the month will be processed at the end of the following calendar month. Once notice of termination has been received by Lessor and parking privileges have expired, Lessee's access card can either be mailed to the address below or personally delivered to the on-site attendant so that the deposit refund can be sent via U.S. mail. Lessee's deposit cannot be credited toward the last month's parking fees, nor is it transferable. In all instances, a numbered access card will be individually assigned to Lessee, and only that card will be accepted upon termination for a full refund. Failure to provide a full 30 day written notice will result in Lessee's account being charged the next calendar month. No pro-rating of parking fees will be offered in response to any failure to fully enjoy parking privileges during any portion of any month. This Agreement is contiguous until terminated.
3. There is a Two (2) month minimum term to this contract parking lease agreement. After that time, the term is on a month to month basis.
4. Lessor may change the contract parking rate and add/subtract conditions to this agreement on Thirty (30) days written notice to Lessee, by US mail or e-mail to the address given above. Lessee hereby authorizes Lessor to send all communications related to this agreement, including rate increase notices, amendments to the agreement, invoices, statements, and other related information via e-mail to the address stated above and agrees to notify Lessor of any address or contact information changes on a timely basis. Any such changes can be sent to **booth@keefecoparking.com**.
5. There is a Ten (\$10.00) Dollar charge to replace a lost or damaged access card.
6. Lessee agrees to limit its use under this agreement to one (1) marked parking stall per day, and to not store a vehicle in excess of 24 hours without prior written consent from Lessor. Lessor reserves the right to terminate this Agreement in the event it is used for long-term vehicle storage. If Lessee allows the use of it's assigned access card to gain entry or exit for 2 or more vehicles concurrently, a passback violation will have occurred, and Lessee will be responsible for the payment of any daily parking fees levied against the extra vehicle or vehicles.
7. Lessor reserves the right to temporarily refuse parking at this location as necessary. Temporary parking will be either reassigned to another facility, or any pre-paid parking fees not enjoyed during any such refusal will be refunded or credited on a pro-rata basis.
8. Lessor assumes no liability for the loss of, or damage to Lessee's vehicle and/or its contents contained within for any reason including, but not limited to, storm, fire, theft, terrorism, civil disturbance, collision, or any act of God. Lessor shall not be liable for any damage or injury to Lessee.
9. Lessee agrees not to assign this agreement, or any interest of right therein. Any such purported assignment shall be null and void.

I have read this agreement, fully understand the conditions contained within, and hereby accept this agreement as witnessed by my signature below.

Signature

Date

**KEEFE CO. PARKING
ROBERT ST. RAMP
95 EAST 7th STREET
ST. PAUL, MN, 55101
OFFICE: 651-298-9895
FAX: 651-665-0219**