

PARTIES

LANDLORD: Swan Leasing, LLC
TENANT:

ADDRESS FOR NOTICES AND RENT: P.O. Box 44445
Eden Prairie, MN 55344
ADDRESS FOR NOTICES:

PARKING SPACE OR GARAGE IS DESIGNATED AS FOLLOWS:

It is acknowledged between the parties that this agreement is separate and distinct from any other agreement which the TENANT may have with the LANDLORD. This agreement is intended as a non-residential agreement.

TERM:
The space/garage is leased on a month to month tenancy.
Either party may revoke this agreement upon the service of a 30 day notice to quit.

RENTAL AMOUNT:
Commencing _____, 20_____, TENANT agrees to pay LANDLORD the sum of \$ _____ Per month in advance on the first day of each calendar month. Said rental payment shall be delivered by TENANT to LANDLORD or his designated agent at the location listed above under Address for Notices and Rent. Rent must actually be received by landlord or designated agent in order to be considered in compliance with the terms of this agreement. In addition, TENANT shall pay a Security Deposit of \$ _____

Check if applicable: _____ A prorated sum of _____ is being paid to cover the period from _____ to _____

TERMS AND CONDITIONS:
TENANT may only park a vehicle that is registered in the TENANT's name. TENANT may not assign, sublet, or allow any other person to use this space. This space is exclusively used for the parking of motor vehicles by the TENANT. No other type of vehicle or item may be stored in this space without prior written consent of LANDLORD. TENANT may not wash, repair, or paint in this space or in common areas on the premises. Only vehicles that are fully operation and currently registered in the state of Minnesota may park in this space. Any vehicle that is leaking any substance must not be parked anywhere on the premises. LANDLORD shall not be responsible for any loss or damage to vehicle or contents. The Security Deposit is paid by TENANT as security for the performance of the provisions of this Lease. TENANT may not apply the security deposit as rent. LANDLORD may apply the deposit toward any loss, damage, or expense caused by TENANT, and TENANT's liability shall not be limited to amount of deposit. Any part of deposit used must be re-deposited on demand. Any part of the deposit not used at the end of the term of the lease shall be refunded to TENANT.

INSURANCE:
TENANT agrees to maintain automobile liability insurance in accordance with the laws of the State of Minnesota, and to provide LANDLORD with proof of insurance upon written request.

LATE FEES AND RECOVERY OF UNPAID RENT:
Payments made after the date listed above shall be subject to a \$ _____ late fee per occurrence. In the event that TENANT is delinquent in payment of rent, LANDLORD shall have a lien against the vehicle until all amounts owed are received. LANDLORD may sell or otherwise dispose of vehicle and contents in order to mitigate or recover costs associated with unpaid rent (including late fees, lost income from occupied space, towing, or other costs).

X _____ X _____
TENANT DATE LANDLORD DATE