

PARKING RENTAL AGREEMENT

It is hereby agreed between KEN-PAT HOLDINGS LTD. hereinafter called the Lessor,

and _____ hereinafter called the Lessee,

residing at _____ that the Lessor does hereby lease unto the Lessee a parking

space known as: _____ on a MONTHLY AGREEMENT for the

sum of _____ per month. Due and payable in advance without set-off or deduction on the FIRST day of each

month beginning on the FIRST day of _____, 20 _____

AUTHORIZED PARKING PASS # _____

THE LESSEE AGREES THAT ANY VEHICLE USING THE DESIGNATED PARKING SPACE WILL DISPLAY THE AUTHORIZED PARKING PASS REFERENCED ABOVE AND THAT FAILURE TO PROPERLY DISPLAY THE PARKING PASS MAY RESULT IN THE VEHICLE BEING TICKETED AND TOWED AT THE VEHICLE OWNER'S SOLE EXPENSE.

The Lessee agrees that the Lessor shall not be responsible for any loss, theft or damage to any articles left in or on the said vehicle, nor shall the Lessor be responsible for any loss or damage to the said vehicle or part thereof, while in, or being driven to or from the leased space, however caused. The Lessee acknowledges and agrees that he is responsible for any damage caused to block heater fixtures and/or outlets where they are provided.

The Lessee agrees that the monthly fee is for the use of the parking stall only, snow removal from the stall is the responsibility of the Lessee, notwithstanding should the Lessor desire to perform snow removal or perform other repairs the Lessee, upon notification, agrees to remove the vehicle from the stall for a period of time determined by the Lessor which shall not to exceed 12 consecutive hours.

The Lessor shall be entitled to allocate parking accommodation at his discretion and to change or re-locate parking accommodations including the parking stall granted to the Lessee from time to time at his sole discretion.

The Lessee agrees that the leased space will only be used as a parking space for standard passenger vehicles in good working order and that the space will not be used for parking boats, trailers, campers, commercial vehicles or inoperable vehicles of any description. The Lessor reserves the absolute right to approve the size of any vehicle using the stall.

It is further understood and agreed, that in the event said agreement is cancelled the Lessee agrees to remove said vehicle from the premises immediately, otherwise the Lessee authorizes the Lessor to remove said vehicle without assumption of any liability whatsoever and at the vehicle owner's sole expense.

It is further understood and agreed that either party will give to the other **ONE MONTH CLEAR NOTICE IN WRITING** of any intention to vacate or cancel this agreement. Provided however that if the Lessee breaks any of the covenants, terms or conditions of this Agreement, then the Lessor may terminate this Agreement by giving the Lessee written notice that the Agreement shall be terminated twenty-four (24) hours after receipt of such notice and a cancellation fee equal to one month rent shall apply.

KEN-PAT HOLDINGS LTD.

Per: Lessor

Witness

Lessee

Date

Lessee