



GARAGE RENTAL CONTRACT / LEASE

_____, Lessee(s), hereby agree to rent from Victoria Community Coalition, Inc. (VCC), D.B.A. St. John's Place of Victoria, lessor/agent, the premises: **701 7TH Street – Garage # Victoria, KS** for a period of 6 months from _____ to _____, for a total lease obligation of \$_____ to be paid in 6 monthly installments of \$_____. If the Lessee(s) is still in possession after the Lease Term (as hereinafter defined) all conditions and terms of this Lease will remain in full force and effect as a month-to-month tenancy. Agent may adjust the rent during a month-to-month tenancy by giving notice of such adjustments thirty (30) days in advance of the periodic rental date. To end this Lease during a month-to-month tenancy, either party must give written notice to the other party at least thirty (30) days prior to the periodic rental (which for this lease is the first of the month). No rights under this Lease shall be conferred to any person who has not executed this Lease.

1. All rents are due and payable in advance on the first day of each month of the term and if not paid before the fifth day of each month shall be subject to a \$25 added bookkeeping charge. If your bank returns any rent checks to us for any reason, St. John's will assess a penalty of \$60 as follows: (a) a late penalty equaling \$25; plus (b) a handling charge of \$35.00. **Rent checks are payable to St. John's Place and tenants may deliver them to the office on site.**
2. The lessor shall have the right to enter and inspect any portion of the premises or building at all reasonable times to examine the condition and perform service and repairs or alterations as the lessor may deem advisable. (The lessee may be present during this inspection.) This right shall in no way oblige the lessor to make any repairs or alterations therein.
3. The lessee and lessor agree to keep the lease premises in repair to the best of their ability. **The lessee agrees to promptly notify the lessor of any building repairs that may need attention.** Lessor makes no warranties or representations concerning the condition of the premises or their suitability for the tenant's purposes. Snow removal will be provided in a reasonable amount of time.
4. **It is the responsibility of the lessee to timely notify the lessor of any repair needs.** Any damage arising from acts of negligence on the part of the lessee shall be the financial responsibility of the lessee. If repair work is needed, it will be arranged by the lessor.
5. The lessor's insurance does not cover lessees' personal items, nor is the landlord responsible for the tenant's individual property and shall not be held liable for loss of such.
6. Upon signing the garage rental agreement, the lessee shall receive a key for the side entrance door and a key-fob for the garage door. If the key or key-fob is damaged, lost, or misused in any way, the lessee will be billed for the cost of a new key and/or key-fob.
7. The lessee will be responsible for storage racks, if desired. Under no circumstance is anything to be attached to the metal walls without first speaking to the lessor.
8. No sub-rental or leasing of a garage will be allowed.
9. The lessee shall give thirty (30) days' written notice by the first of the month of moving or vacating the premises. The lessee shall leave the premises in the same condition as when rented, ordinary wear and tear excluded. Floors must be swept and all keys and garage door key-fob shall be returned in working order. If any keys or key-fob are damaged or not returned, the cost of replacements will be deducted from the security deposit. All of the lessee's property must be removed from the garage by their departure date. If the lessee's property is not removed by date of departure stated in lessee's written notice, the lessor will, after 30 days, remove and dispose of the property left behind and one month's garage rent will be deducted from the security deposit.

10. Having paid the Reservation / Security deposit of \$1,000 at the time of entering into a Reservation / Security Agreement with the Community, lessee agrees that said deposit serves in full as security for the performance of any obligations that may be forthcoming for the garage as well. Upon moving from the premises at the end of the term, the lessor shall return the same, without interest and less any claims for damages. Said deposit shall in no way be considered as payment of rent.
11. Lessee agrees to abide by any reasonable rules and regulations uniformly issued by the lessor regarding the use and occupancy of the garages.
12. All personal items must be stored inside the garage. Now that garages are complete the tenants will be expected to use the garages, north parking lot, or parking stalls along Sunset Street. Garage doors should be kept closed as much as possible and should not be left open overnight.
13. NO SMOKING will be allowed anywhere inside the garages. If you must smoke, please do so outside and at least fifty feet from any entrance door or open window.
14. Non-payment of rent or violation of any of the above terms shall be grounds for cancellation of the lease at the lessor's choice.
15. Emergency telephone numbers: _____ Family Member or Close Friend
_____ Office 785-735-2204 If no one is in the office, it will ring to Marilyn's Cell Phone.
_____ Police, Fire, Etc. 911 _____
16. ACCEPTED: Your signature on this legal document shows that you have read and understand its contents and agree to abide by its terms and conditions. There are no verbal promises or understandings about this contract other than those specified in this agreement and all related addenda.

Lessee: _____

Date: _____

Lessee: _____

Date: _____

Lessor/Agent: _____

Date: _____