

GARAGE RENTAL ADDENDUM

This is an addendum to the Lease and controls in the event of conflict with the Lease. All terms in this addendum have the same meaning as in the Lease.

I, _____, agree to lease the **garage**, the "Additional Space," located at **1620** Monument Ave., Richmond, Virginia.

1. The term of this Addendum will begin on _____ and will expire on the Ending Date, and the Additional Space will be part of the Premises as defined in the Lease.
2. I agree that unless terminated by myself by written notice at least 30 days prior to the 1st of the Month, this addendum to the Lease shall continue thereafter, upon the same terms and conditions and at the same rent, for successive renewal terms of one month each until prior to the end of any such renewal term, I have given at least 30 days written notice to terminate.
3. I acknowledge the rent for the Additional Space will be an ongoing monthly charge of ~~\$\$\$\$.\$\$~~, due with the Rent and subject to all late fees or penalties outlined in the Lease.
4. I agree to pay a security deposit of \$_____. [Only required when lessee is not also renting an apartment.]
5. I agree not to store any items or material in the Additional Space that are hazardous, illegal, flammable, or volatile in any way. This will include, but is not limited to, paints, gasoline, kerosene, propane, aerosol cans, rags, or food of any type, including pet foods. I agree not to perform any business functions out of the Additional Space.
6. I agree not to use any electric space heaters within the Additional Space.
7. I agree not to inhabit/live in the Additional Space (as in an apartment), nor to allow others to live in the Additional Space. The Additional Space is not an appropriate living space as it does not provide plumbing, running water, or heat. Any parties found to be living in the Additional Space will be removed, and the existing lease will be considered null and void immediately.
8. I agree that Management may enter the Additional Space pursuant to section 15 of the Lease.
9. I understand that I may not change, improve, or alter the interior or exterior of the Additional Space. I also understand that I may not re-key, add, or change the locks or other entry devices to the Additional Space.
10. I agree to accept the Additional Space "as is", and I will leave the Additional Space clean, swept, in good repair, and with no oil or fluid stains upon my move out. I understand that I am liable for damage in excess of normal wear and tear as well as failure to properly clean the Additional Space.
11. I agree to defend, indemnify, and hold harmless Management and Landlord from and against any and all manner of claims for damages or loss of property or personal injury suffered in, on or about the Additional Space. I understand that Management and Landlord require that I obtain insurance to protect me from loss of property and any liability to me and that Landlord and Management do not insure the contents of the Additional Space or liability to me.

WITNESS the following signatures:

Sign _____ *Date*

_____, Lessee

SSN: _____

Cell Phone #: _____

Email: _____

Sign _____ *Date*

Property Manager for:
Lessor
John J. Beardsworth, Jr.
Beardsworth Properties LLC