

**PARKING LEASE AGREEMENT**

This lease agreement is made on this date, March 18, 2019, between LUCIA HOLDINGS LLC, owner of 429-31 Washington Avenue, Albany, New York 12206, hereafter referred to as LANDLORD, and Edward Maitino, owners of 427 Washington Ave, Albany, New York 12206, hereafter referred to as TENANT, for a residential parking lot rental at 429-31 Washington Avenue.

**TERM**

The term of this agreement shall be for a period of TWO YEARS, beginning March 1, 2020 until February 28, 2022.

**RESIDENTIAL PARKING**

LANDLORD will provide TENANT with a residential parking lot in the rear of 429-31 Washington Avenue that conforms to City of Albany code, whose size, number of spaces and layout is approved by the City of Albany. The parking lot will be accessed on West Street and be used exclusively by the TENANT and apartment residents at 427 Washington Avenue.

**RENT**

The TENANT will pay a monthly fee of \$1 for rental of residential parking lot. Initial rent payment of \$1 will be due on or before March 1, 2020 with succeeding payments of \$1 due the first of each month thereafter.

**SECURITY**


TENANT is not required to deposit any sum for security to assure the faithful performance of the terms of this lease.

**UTILITIES**


TENANT shall pay for electricity and lighting for the residential parking lot.

**MAINTENANCE AND REPAIRS**

TENANT shall keep and maintain the premises in a clean and sanitary condition at all times, including snow removal and landscape maintenance, properly working lighting, and on the expiration or termination of this agreement shall surrender the premises in as good condition as when received, normal wear and tear allowed. Before any repairs are done, LANDLORD must be notified. LANDLORD will not be responsible for any unauthorized repairs if LANDLORD has not been notified. TENANT shall be responsible for any damage done by the TENANT'S own negligence. The TENANT agrees to pay all legal fees incurred by the LANDLORD for attorney's fees and other legal action to recover past rent, damages to the property.

LANDLORD  DATE 3/18/19

LANDLORD \_\_\_\_\_ DATE \_\_\_\_\_

TENANT  DATE 3/18/19

TENANT \_\_\_\_\_ DATE \_\_\_\_\_