

447 FORT WASHINGTON OWNERS CORP. • STORAGE LEASE

The term of this lease is one (1) year from the date of signing. If the Lease is not renewed at least one (1) week prior to the expiration date, Lessee will forfeit the automatic right to renewal of Storage Space; all property contained within the Storage Space must be removed at the Lease's expiration; and Lessee's name will be placed at the end of the waiting list.

All Storage Units and Bicycle Racks belong to 447 Fort Washington Owners Corporation (447FWOC). No Storage Unit or Bicycle Rack can be conveyed, sublet, or sold, either as part of an apartment, or separately. This Lease will be void if a) a Lessee moves; b) Lessee fails to pay monthly maintenance or storage fees; c) Lessee violates any condition of the Storage Lease or Proprietary Lease; d) Lessee cancels the Lease. In the event of a move or cancellation, 30 days notice must be given. Upon voiding of the lease, 447FWOC will remove all property in the Storage Unit or Bicycle Rack at the Lessee's expense.

Only Residents of the premises at 447 Fort Washington Avenue who are currently eligible for Storage Space based on either their lease or share ownership may be issued a Storage Unit or Bicycle Rack. All Storage Space is "first-come, first-served."

Storage Units and Bicycle Racks shall not be used to store any illegal/contraband substances or materials; flammable, hazardous or explosive materials; intoxicating liquors, firearms, or any items or materials specifically prohibited by the Fire Department. If after notification such Property is not removed, the Property will be removed by 447FWOC at the sole cost of the Lessee and this lease will be terminated. Illegal materials will be reported to the authorities.

All Storage Unit doors must be kept closed and locked. Lessees must provide their own lock. A copy of Lessee's Storage Unit or Bicycle Rack key must be given to the Superintendent. 447FWOC or its agent reserves the right to enter the Unit at any time. If a copy of Storage Unit or Bicycle Rack key is not provided, and 447FWOC or its agent must enter a Storage Unit, the Lessee will be charged for all costs or damages involved in such entry.

Each Lessee of a Storage Unit or Bicycle Rack will be issued two (2) keys to the Storage Area. Lessees are responsible for the safekeeping of these keys; must not duplicate said keys; and must surrender said keys upon termination of the Storage Lease. Failure to comply with any of these conditions will result in Lessee being billed for all costs involved in changing the Storage Area lock, and duplication of new keys for current Storage Space Lessees.

447FWOC shall at no time be liable for any loss, theft or damage of the Lessee's personal property contained within either the individual Storage Units or Bicycle Racks. Lessees must provide their own insurance at their own expense.

All personal property must be stored within the designated Storage Unit or Bicycle Rack, and access to or from any Storage Unit or entrance shall not be blocked or restricted. Property which blocks or restricts such access will be removed at the sole cost of the Lessee if, after proper notification by 447FWOC or its agent, the Lessee does not remove said Property.

Storage Unit monthly rate is \$35/Unit and includes one (1) vertical Bike Rack. Bicycle Rack fee only is \$5/month per bike. Additional Storage Units and Bicycle Racks are available only at 447FWOC's discretion; this Lease covers all Storage Space rented.

A one (1) month refundable deposit must be paid at the time a Storage Unit or Bicycle Rack lease is signed. Deposit will be returned to the Lessee at such time as the Storage Lease is terminated upon satisfactory inspection of the condition of the Storage Unit or Bicycle Rack. Failure to pay Storage Fees on time may result in termination of the Storage Lease.

447FWOC may amend, modify, change and/or supplement the rules and regulations for use of Storage Space at any time.

INDICATE THE STORAGE LEASE DESIRED:

- I agree to rent one (1) Storage Unit I am interested in renting ___ additional Storage Unit(s)
 I want the Bicycle Rack included with my Storage Unit.
 I do not want the Bicycle Rack included with my Storage Unit. 447FWOC may rent it.
 I agree to rent one (1) Bicycle Rack only I am interesting in renting ___ additional Bicycle Rack(s)

I understand that failure to comply with the terms of this Lease will result in having to vacate the Storage Unit or Bicycle Rack leased to me upon thirty (30) days' written notification from the Managing Agent, and may further result in fines or other penalties being levied against me. I further understand that failure to vacate the Storage Unit or Bicycle Rack upon written notification will result in the Cooperative Corporation removing my belongings at my sole expense and risk. I have enclosed one (1) month's Storage fee as deposit and understand that subsequent months will be billed with my monthly maintenance or rental fees.

This Lease is effective only when signed by both the Lessee and 447FWOC, the Lessor, and constitutes the entire Agreement.

Lessee: (PRINT NAME) _____ LESSOR: 447 Fort Washington Owners Corporation

Signature _____ Signature _____
Apt. # _____ Date: _____ Date _____