

DINNAKEN PROPERTIES  
MONTH-TO-MONTH PARKING LICENSE AGREEMENT

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FOB# _____

It is mutually agreed by and between UNIVERSITY OF MINNESOTA FOUNDATION-DINNAKEN HOUSING, LLC, a Minnesota limited liability company, doing business as DINNAKEN PROPERTIES (“Landlord”) and the undersigned, hereinafter referred to as “Tenant”:

1. **Assigned Space and Term.** Landlord does hereby license to Tenant and Tenant does hereby lease from Landlord parking stall # \_\_\_\_\_ (the “Assigned Space”) at location commonly known as \_\_\_\_\_ S.E., Minneapolis, Minnesota 55414 (the “Building”), to be used for parking purposes on a month-to-month basis beginning on \_\_\_\_\_ and ending on \_\_\_\_\_ (the “Term”).
  
2. **Rent.** Tenant agrees to pay Landlord at the address provided for notice a “Parking Fee” of \$ \_\_\_\_\_ per month for the Assigned Space. Landlord  does  does not reserve the right to increase the Parking Fee upon thirty day notice to Tenant. Tenant will pay the first ( full or  partial) month Parking Fee of \$ \_\_\_\_\_ when they pick up their parking tag (and key/opener where applicable) on \_\_\_\_/\_\_\_\_/\_\_\_\_ (the first date of parking). Tenant shall also pay with the Parking Fee a service fee of \$30 or the highest amount allowed by statute for each check returned for NSF. The Parking Fee and any NSF fees shall be due and payable in advance on the first day of each month. Failure to pay the Parking Fee or NSF fees shall result in the forfeiture of the parking space.
  
3. **General.** Parking spaces are for the personal use of Tenant only and Tenant agrees to park only in the Assigned Space. Tenant agrees to park only one vehicle at a time in the Assigned Space. Tenant must display in its vehicle a registration tag provided by Landlord. Vehicles parked in a parking space other than the Assigned Space are subject to towing. Tenant may not sublet, assign, or otherwise charge for the use of the Assigned Space. Landlord may reassign the Assigned Space upon seven (7) days written notice. Vehicles parked in assigned parking spaces must be in running condition, with no flat tires and have current license tag. No boats, trailers, campers or truck cabs may be parked on any parking area provided by Landlord. No storage items may be left in the Assigned Space. No illegal or immoral activities, or major mechanical work to any motor vehicle may be performed on any parking area provided by Landlord. Landlord reserves the right to have any vehicles towed at Tenant’s expense that are not in compliance. Parking spaces must be kept in a clean and orderly fashion.
  
4. **Termination of Parking.** *Prior to the end of the Term, Tenant may only terminate the parking assignment on the last day of a month.* To terminate a parking space assignment prior to the end of the Term, Tenant must provide notice to Landlord a minimum of five (5) business days prior to the last day of the month that the Tenant wishes to terminate the parking space assignment. To provide notice, Tenant shall complete a parking change form in the Landlord’s management office or submit an email stating the Tenant’s name, Assigned Space number and last day of the month as the termination date. Failure to timely notify Landlord will result in parking charges for the next full month. Landlord may terminate this License immediately for cause and upon providing Tenant with 30 days’ notice for no cause. Failure by Tenant to return the parking and key/opener (where applicable) no later than noon on the day following any termination, forfeiture or end of the Term will result in a \$50 charge to Tenant.
  
5. **Snow Removal.** In the event of a snow event, Landlord shall post signs in its management office and on its website advising when snow plowing will occur. Tenant shall be responsible to move its vehicle during the posted times. If Tenant fails to move its vehicle, Landlord reserves the right to tow Tenant’s vehicle at Tenant’s expense if, in Landlord’s sole judgment, Tenant’s vehicle prevents snow removal from occurring as necessary to maintain safe and orderly operations of the surrounding spaces and lot.
  
6. **Notice.** Landlord: 900 Washington Ave. SE, Mpls, MN 55414, nschieffer@umfrea.org. Tenant: address listed below with its signature.
  
7. **Towing of Unauthorized Vehicles.** Tenant shall notify Landlord when unauthorized vehicles parked in the Assigned Space need to be towed.
  
8. **Force Majeure.** Landlord shall not be liable or responsible to Tenant for any loss or damage to any property or person occasioned by theft, fire, act of God, public enemy, injunction, riot, strike, insurrection, war, court order, requisition or order of governmental body or authority, or any cause beyond Landlord’s control, or for any damage or inconvenience which may arise through repair or alteration of any part of the property on which the Assigned Space is located.
  
9. **No Liability.** Landlord shall not be held responsible for any damage to or loss of any vehicle or any part or accessories of such vehicle or for property of any kind stored or left in any vehicle parked. Tenant accepts that the risks of parking in the Assigned Space are the same as if Tenant were parked in the public right of way on the street.

ACCEPTED AND AGREED this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

LANDLORD:  
  
UNIVERSITY OF MINNESOTA FOUNDATION-DINNAKEN  
HOUSING, a Minnesota limited liability company, d/b/a DINNAKEN  
PROPERTIES

By: \_\_\_\_\_

Name: **Sarah Harris** Its: **Managing Director**

Phone: 612-623-3634

TENANT:

Printed: \_\_\_\_\_

By: \_\_\_\_\_

Address: \_\_\_\_\_

Email: \_\_\_\_\_

Phone: \_\_\_\_\_

<b>VEHICLE DESCRIPTION</b>	Make: _____	Model: _____
Color: _____	Plate #: _____	Plate State: _____

