

TITAN STORAGE LLC

4647 E. WASHINGTON BLVD. COMMERCE, CA 90040

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PRIVATE CAR STORAGE LEASE AGREEMENT

<i>(First Name)</i>	<i>(Last Name)</i>	<i>(Cell Number)</i>	
<i>(Address)</i>	<i>(City)</i>	<i>(Zip Code)</i>	<i>(Unit #)</i>
<i>(Home Phone #)</i>	<i>(Business #)</i>	<i>(Email Address)</i>	
<i>(Insurance Company)</i>	<i>(Policy#)</i>		
<i>(Make)</i>	<i>(Model)</i>	<i>(Year)</i>	<i>(Color)</i>
<i>(License Plate #)</i>	<i>(Vin #)</i>	<i>(Odometer Reading)</i>	
<i>(Credit Card #)</i>	<i>(Exp. Date)</i>	<i>(CVC)</i>	
<i>(Billing Address of Credit Card)</i>	<i>(Unit#)</i>	<i>(City)</i>	<i>(Zip Code)</i>

I authorize Titan Storage, LLC. To charge my credit card on a monthly basis for storage related services.

<i>(Signature)</i>	<i>(Date)</i>
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This lease dated _____ is made by and between Titan Storage, LLC, a California LLC ("Lessor") and _____ Customer ("Lessee")

RENT: \$_____ PER INDIVIDUAL PARKING SPACE PAYABLE ON THE FIRST DAY OF EACH MONTH COMMENCING ON POSSESSION OF SAID SPACE.

Auto may be released to these other Authorized Persons:

<i>(Name)</i>	<i>(Phone)</i>
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Lessee's Initials _____

(Name)

(Phone)

Terms and conditions

1. **PREMISES:** Individual storage spaces provided by Lessor under the terms of this Lease at the property commonly known as 4647 E. Washington Blvd. Commerce, City of Los Angeles, State of California.
 - 1.1 **TERM:** Rental of individual and/or multiple parking spaces shall be month to month with 30 (thirty) day termination, or as provided hereunder. Lessee agrees to a thirty day written notice to cancel the contract and end the storage agreement.
 - 1.2 **POSSESSION:** Upon execution of Lease and deposit of first month rent and last month rent as provided herein below.
 - 1.3 **AGREED USE:** Lessee shall not perform any auto repairs or cleaning and detailing of vehicles without the written consent of Lessor, cleaning and detailing of automobiles/motorcycles shall be done by services exclusively authorized by Lessor.
Lessor may, at its discretion, arrange for services on behalf of Lessee for item such as, but not limited to, cleaning, detailing, towing/flatbed pick-up/delivery, etc. Lessor assumes no liability or responsibility for these services. Any and all disputes arising as a result of these services shall be settled directly between Lessee and the service provider. All fees/costs of services are the responsibility of the Lessee. Automobile/Motorcycle owner Lessee shall maintain cars in good working order at all times. If in the judgment of management, a vehicle requires immediate repair or attention to address operating status, oil/fuel/fluid leaks, or any hazardous condition, management may affect repair at owner's expense without prior notification. Automobile/Motorcycle owner/Lessee shall be liable for all related expenses.
2. **INDEMNIFICATION:** Lessee agrees to indemnify, defend, and hold harmless Lessor (including its officers, directors, principal, assigned, successors, affiliates, agents, and employees) from and against all liability, loss, damage, claim or expense (including responsible attorney's fees and court costs) incurred by Lessee in connection with any claim, demand, or suit for damaged, injunction or other relief to the extent it is caused by or as a result from the negligence, gross negligence, or intentional misconduct of any of the parties hereto.
3. **WARRANTIES:** Neither party makes any warranted, either expressed or implied, to the other party except as expressly set forth in this agreement. Without limiting the foregoing, no warranties for a particular purpose and no warranties arising from trade, customers, or usage has been made by Lessor to Lessee. (Lessee) warrants that Lessee is the owner of the vehicle to be stored at Lessor's premises and has the right to possession of said vehicle.
4. **INSURANCE:** Lessee must maintain valid vehicle licensure and current registration for any stored auto(s). Lessee must notify their insurer of storage at Titan Storage premises lasting longer than thirty (30) days and Lessee to provide proof to Titan Storage that Titan Storage has been listed on said insurance policy as additional insured. Lessee acknowledges that long-term auto storage may require replacement of electrical system components including auto battery(s) and that gasoline left in a stored vehicle for more than six (6) months may go bad and need to be removed and replaced if said vehicle is to run properly. Lessee agrees and acknowledges that Lessee's insurance for Lessee's vehicle shall be primary.
5. **DESTRUCTION OF PRIMISES OR DESTRUCTION OF MASTER LEASE:** If the subject premises is destroyed and/or Lessor's Master Lease is terminated this lease shall terminate 30 days following such destruction or loss of Lease.

Lessee's Initials _____

- 6. **ASSIGNMENT & SUBLETTING:** Lessee shall not voluntary or by operation of law assign, transfer, or sublet any part of Lessee’s interest in this lease or in the premises without Lessor’s prior written consent.
- 7. **DEFAULT BREACH AND REMEDIES:** In the event of a default or breach by Lessee of the terms of this Agreement. Lessee hereby acknowledges that Lessor shall have Garageman’s lien against Lessee’s vehicle(s) until such time as Lessee’s cures the default or breach. Lessee authorizes Lessor to have a lien on the vehicle described herein for all charges for repairs, including labor and parts, storage and/or towing, and to enforce such lien. Lessor is hereby expressly authorized to sell said vehicle(s) at public auction after giving a twenty (20) day notice by certified mail to the legal owner, registered owner, and Department of Motor Vehicles of intent to do so. On the sale date, the vehicle shall be sold to the highest cash bidder and the proceeds of sale must be used to satisfy the lien, plus storage costs and costs incident to sale. Said expenses for sale shall include a reasonable attorney’s fee, which may be necessarily incurred. If any such charges remain unpaid for thirty (30) days after such request for payment, Lessor may also refer such charges to its attorneys for collection and the client will be responsible for reasonable attorney’s fees.
- 8. **FIRST AND LAST:** Lessee shall deposit with Lessor upon execution herein as for Security for Lessee’s faithful performance of its obligations under this Lease in an amount equal to two months lease payment which shall serve as first and last month’s rental payment.
- 9. **ATTORNEY FEES:** In the event of any dispute between the Lessee and Lessor, it is also agreed and understood that the matter is to be resolved by submitting it to arbitration before the American Arbitration Association in Los Angeles, California. Further, in that connection customer agrees to accept service of any papers by mail, at their current address. The prevailing party shall be entitled to recover reasonable legal fees, costs and expert witness fees.
- 10. **MISCELLANEOUS:** Business Hours to be conducted by appointment only. Lessee acknowledges that Lessor will not maintain 24-hour manned service on premises. Lessee shall contact Lessor 24 hours prior to accessing vehicle storage.

Lessor reserves the right to move and/or operate Lessee’s vehicles from time to time as may be necessary. Management shall have unrestricted access to Lessee’s vehicles at all times and shall be provided by Lessor with a vehicle master key to be maintained for the exclusive use of Lessor.

Valid credit card on file shall be maintained by Lessee. A valid Visa or MasterCard shall be maintained on file at all times. Lessee authorizes Lessor to charge credit card for all fees and services related to this Agreement as they may arise.

I HAVE FULLY READ AND UNDERSTAND COMPLETELY THE TERMS AND CONDITIONS OF THIS LEASE AGREEMENT.

NAME: _____

SIGNATURE: _____

DATE: _____

Lessee’s Initials _____