

**MONTHLY PARKING LICENSE AGREEMENT
PARK TOWER CONDOMINIUM GARAGE
5415 N SHERIDAN RD CHICAGO IL 60640**

PARKER NAME: _____

UNIT OWNER NAME: _____ UNIT# _____

RENTER OR OWNER? _____ If renter, Lease Expiration Date: ____/____/____

HOME PHONE: _____

WORK PHONE: _____

CELL PHONE: _____

E-MAIL ADDRESS: _____

COPY OF CURRENT VEHICLE REGISTRATION and PROOF OF INSURANCE MUST ACCOMPANY AGREEMENT

Car Make & Model	Year	Color	License Plate#	State
_____	_____	_____	_____	_____

The Unit Owner (Owner) of record and the Parker agree to abide by the "Garage Parking Rules and Procedures", and all other relevant Park Tower Condominium Association (Association) Rules and Regulations, as well as any changes made to those rules or parking garage policies that may occur from time to time. Violation of any rules, procedures or policies may result in suspension or revocation of the Parker's license.

Parking fees are not prorated and are due from the Unit Owner on the 1st day of each month after the start date. A late fee will be charged to any account not current on the 10th each month. The amount of parking fees and late fees are subject to change by resolution of the Park Tower Board. No credit can be given for vacations or other periods the Parker is not in the garage. The owner of a Parker's unit will be responsible for any delinquent fees owed for garage parking (even if incurred by a tenant of the unit). All delinquent fees related to the parking license not paid by the Parker or Owner will then become a lien on the unit, which may be perfected and foreclosed as provided by the Illinois Property Condominium Act. If an account is delinquent for more than forty five (45) days, the Parker's license may be revoked and the car may be towed (at the Parker's expense and without liability for any damage caused). In the event that the Association institutes legal action against the Unit Owner and/or Parker under this Agreement, the Association shall be entitled to recover attorney's fees from Owner and/or Parker. Such fees may be applied to the owners account. Four (4) delinquencies within a twelve (12) month period may result in termination of parking privileges.

The registered parker will be issued a license decal, only good for the vehicle registered on this agreement. The decal must **ALWAYS** be displayed on either the front or rear windshield of the vehicle and be clearly visible. At any time the parker changes vehicles, a new agreement must be made and a new license decal issued. Any vehicle not properly displaying the decal, or displaying a decal registered to a different vehicle, may be towed without notice. The license decal must be returned within 7 days of cancellation of parking. Lost, missing or unreturned decals will result in a 1 month charge to the account of the unit the car is registered under. **PARKERS INTENDING TO REPLACE THEIR REGISTERED VEHICLE, MUST CONTACT THE PARK TOWER OFFICE BEFORE PARKING THE NEW ONE**, to arrange completing a new agreement and assignment of a new license decal. The old decal must be returned to the Park Tower Office.

Self Parkers: For parking on a "self park" basis, payment of the applicable parking fee grants a license to park only. The Association will assign spots to individual Parkers, but no guarantee of a particular spot or location is made and no bailment of any kind is intended or created. Only the registered vehicle may be parked in the spot. This agreement does not authorize the storage of any other belongings or materials in the space outside of the vehicle. The Association reserves the right to re-assign spaces as necessary. The Association cannot be responsible for damage to or loss of a vehicle or any items or valuables left therein. Self-parkers on 1p understand the location includes valet parking and their space may be blocked or used from time to time without notice.

Valet Parkers: For parking on a "valet" basis, Parker agrees to allow attendants to take possession, park, relocate as needed and retrieve the vehicle at all times. Since accidents can happen anywhere, if a Parker believes damage occurred in the garage, it must be shown to one of the attendants. A "Damage Report" must be completed before leaving the garage. Our staff will investigate and make a reasonable determination whether the damage occurred in the garage based on all information available. Should the Association approve repairs to a vehicle, an estimate is required from a body shop where the Association has an account. The repair may be completed elsewhere, but the Association reserves the right to reimburse the amount indicated by the lowest estimate up to \$500. Also, because they can happen anywhere, the Association cannot be responsible for nicks, dings, scrapes, dents or similar damage to your car (whether on doors, handles, bumpers, bumper stickers, side view mirrors or elsewhere). An attendant will inspect vehicles for moderate or severe damages so we are aware of general conditions prior to taking possession of a vehicle, but can not be expected to account for every nick, scratch or ding.

Cancellation: The Unit Owner, Parker and Association agree the term of this license will be month to month. Any party may cancel at the end of any given month upon at least thirty (30) days prior written notice to Park Tower Office. Parker agrees to return the license decal, otherwise a fee equal to 1 month of the license fee will be due. The Association reserves the right to cancel at any time, with at least thirty (30) days prior written notice except in the case of (i) circumstances beyond our control (ii) Owner or Parker's violation of applicable garage rules and regulations.

Under no circumstances is the Association responsible for (i) loss of items or valuables left in your car; (ii) non-standard equipment (e.g. special wheels, wire wheel covers, cellular phones, CB radios, antennas and/or stereos); (iii) mechanical damage or failure resulting from garage services provided to you at no cost (e.g. battery charging, tire inflation); (iv) any liability for damages to vehicles parked or retrieved by anyone other than our employees.

The Parker understands that by agreeing to this license, (i) they expressly waive all rights of subrogation on behalf of any insurer of their vehicle (providing, however, that such waiver shall be effective only so long as it does not operate to invalidate the insurance policy) and (ii) they acknowledge that the liability of the Association and its Board, management and employees shall not exceed a five hundred (\$500.00) reimbursement per claim for property damages to cars parked in the garage and waives and release any and all claims for damage in excess of said one hundred (\$500.00) limit.

Parker's Signature _____ Start Date _____

Unit Owner's Signature _____ (if Parker is a non-owner)

Association Representative _____

OFFICE USE ONLY

Rate \$ _____	Effective Date _____	Decal # _____
Space # _____	Account# _____	Entered By _____