

Bike Storage Lease

Warwick Owners Corp.

*76-12 35th Ave., Jackson Heights,
New York, 11372*



NEW BEDFORD MANAGEMENT CORP.

Attention: Samantha Yearwood
Phone: 646-453-5267
Email: samantha@nbmgmt.com

**Warwick Owners Corporation
Bike Storage Lease Agreement**

1. Rent: \$5/month.
2. Deposit: \$15 – the entire deposit will be forfeited in the event that the Lessee breaches any of the provisions of this lease.
3. Lessee is obligated to abide by any rules and regulations governing the use of and access to the bike spaces which are promulgated by Warwick Owners Corp. at any time, even if during the term of the Lease. If the Lessee is dissatisfied with the Rules and Regulations promulgated by Warwick Owners Corp., the Lessee's sole remedy is to remove their bicycle from storage and notify management 60 days in advance to end month to month lease.
4. Term: Month to month, commencing on the first day of any calendar month.
In the event that the shares of the Lessee residence are sold during the term by the Shareholder, the Lease shall automatically terminate as of the date of sale. In the event that a sublet tenant's residential lease is discontinued, the Lease shall automatically terminate as of the date the tenant's residential lease is discontinued. There will be no refund for a partial month of occupancy.
5. Warwick Owners Corp. reserves the right to cancel this lease upon 15 days written notice to Lessee for any of the following reasons:
 - a. Lessee is not current on payments for this Lease; or
 - b. Lessee breaches of any of the terms of this Lease or violates any of the rules and regulations
 - c. Promulgated by Warwick Owners Corp. governing the use and access to the bike spaces.
6. In the event that this Lease is cancelled for any of the reasons set forth herein, and if any property remains in the bike space at the end of 15 days, Warwick Owners Corp. reserves the right to dispose of or to sell in a commercially reasonable manner, any property remaining in the bike space, and to use the proceeds of any such sale in full or partial satisfaction of any debts owed by Lessee to Warwick Owners Corp. Any excess funds will be paid to Lessee.
7. Lessee must supply a lock for Lessee's bike space. In the event that a representative of Warwick Owners Corp. must break Lessee's lock for an emergency or upon the reasonable belief that the terms of this Lease are being violated, or to access the bike space bin and items contained therein after Lease termination, Warwick Owners Corp. shall not be responsible for the cost of said lock.
8. Lessee will be assigned a specific bike space, and is permitted to use only assigned bike space. Only one bike may be stored in each assigned bike space. No items other than one bike are to be stored in the assigned bike space. A "Warwick" bike tag must be visibly attached to each bike. If a tag is lost, a \$5 replacement fee will be charged to the Lessee.
9. Any bike owned by Lessee must be covered by Lessee's own insurance; Warwick Owners Corp. is not responsible for the loss or theft of, or damage to, any such item. Warwick Owners Corp. will not provide security or insurance for the bike, Lessee's use of the space in which the bike spaces are located or the bike contained in the bike spaces.

10. The door to the bike room shall be kept locked at all times. Each Lessee will receive a key for the room.
11. If key is lost, a \$20 replacement fee will be charged to the Lessee. The key is to be returned to Warwick Owners Corp. after Lease terminates; if the key is not returned upon Lease termination, a \$20 replacement fee will be added to the Lessee's monthly maintenance bill; it will not be deducted from the deposit.
12. If Lessee wishes to terminate this Lease, Lessee must give notice to Warwick Owners Corp. 30 days notice. The bike space must be vacant and clean at the end of the term and in the same condition as at the commencement of the term, subject to reasonable wear and tear.
13. Lessee shall hold Warwick Owners Corp. harmless and waives the liability of Warwick Owners Corp. for any damages arising from the access to and use of the bike spaces and/or their location, except those damages caused solely and wholly by Warwick Owners Corp.
14. Warwick Owners Corp. makes no guarantees, warranties or representations, as to the nature, condition, safety or security, of the bike spaces and/or their location. Lessee acknowledges that Warwick Owners Corp. makes no guarantees, warranties or representations, as to the nature, condition, safety or security, of the bike spaces and/or their location.
15. In the event that more than one Shareholder/Resident signs this agreement as Lessee, each such Lessee is jointly liable for all damages incurred by a breach of this Lease.
16. Lessee must remain current on all maintenance and other payments due to Warwick Owners Corp., including, but not limited to, those unrelated to this Lease. Failure to do so constitutes a breach of this Lease.
17. Bike units will be available during regular basement hours only.
18. Where "Warwick Owners Corp." is used in this Lease, it includes all duly authorized representatives of Warwick Owners Corp., including, but not limited to, employees, managing agents, Board members and others, where applicable.

Any questions, please contact Management.

Completed lease agreements with non-certified check or money order for deposit payable to Warwick Owners Corp. should be returned to:

New Bedford Management Corp.
Attention: Samantha Yearwood
210 East 23rd St., 5th Floor, New York, NY 10010
Email: sarah@nbmgmt.com
Phone: 646-453-5267

I (we) agree with all of the above terms. I understand that \$5 will be billed monthly with my maintenance and if not received by the 10th of each month, a late fee of \$10 will be charged to my account.

BIKE STORAGE RULES ACKNOWLEDGEMENT AND SIGNATURE(S)

I (we) have read and understood the above terms and conditions and agree to abide by them in connection with the lease of a bike storage space.

I (we) understand that I (we) will be billed \$5 monthly and if my (our) payment is not received By the 10th of each month, a late fee of \$10 will be charge to our account.

Signature Lessee 1:	Date:
Print Lessee 1:	Home Phone:
Email:	Cell Phone:
Signature Lessee 2:	Date:
Printe Lessee Name 2:	Home Phone:
Email:	Cell phone: