

**MONTHLY 1P STORAGE LOCKER LICENSE AGREEMENT
PARK TOWER CONDOMINIUM GARAGE
5415 N SHERIDAN RD CHICAGO IL 60640**

LICENSEE NAME: _____

UNIT OWNER NAME: _____ UNIT# _____

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

HOME PHONE: () _____

WORK PHONE: () _____

CELL PHONE: () _____

E-MAIL ADDRESS: _____

The Unit Owner (Owner) of record and the Licensee agree to abide by the PTCA "Rules and Procedures", any changes made to those rules or storage locker policies that may occur from time to time. Violation of any rules, procedures or policies may result in suspension or revocation of the license to use the locker.

Flammable materials, explosives and other materials deemed by management or the board to be unsafe or not suitable may not be stored in lockers. Such materials include non-latex or non-water based paint, paint thinner, aerosol cans, cleaning fluids, gasoline, packing materials (i.e. Styrofoam peanuts), ammunition and liquor.

All personal belongings must be stored entirely within the storage locker, with no portion extending beyond its perimeter. Belongings are not to be stored in the passageways of the storage rooms. Any belongings stored outside the locker will be removed and disposed of without recourse by the owner. The association is not responsible for belongings left in storage rooms; all belongings are stored at the *owner's risk*.

The Unit Owner agrees that the monthly license fee of _____ will be charge to the assessment account and will be due and payable on a monthly basis with the regular assessments. License 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 license fees and late fees are subject to change by resolution of the Park Tower Board. The owner of a Parker's unit will be responsible for any delinquent fees owed for the license (even if incurred by a tenant of the unit). All delinquent fees related to the license not paid by the licensee 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 license may be revoked and all belongings removed from the locker. In the event that the Association institutes legal action against the Unit Owner and/or licensee under this Agreement, the Association shall be entitled to recover attorney's fees from Owner. Such fees may be applied to the owners account. Four (4) delinquencies within a twelve (12) month period may result in termination of storage privileges.

Cancellation: The Unit Owner, Licensee 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. Licensee agrees to return the license room key, otherwise a fee equal to 1 month of the license fee will be due and charged to the Unit Owners account. 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 Licensee's violation of applicable rules and regulations.

It is agreed and understood by the Unit Owner and Licensee that under no circumstances is the Association responsible for the loss or condition of items or valuables left in lockers. Unit Owners and Renters are required to hold appropriate insurance to cover the loss or damage of personal belongings. By agreeing to this take occupancy of the locker, the licensee expressly waives all rights of subrogation on behalf of any insurer of their belongings (providing, however, that such waiver shall be effective only so long as it does not operate to invalidate the insurance policy) and (ii) they release the Association and its Board, management and employees from any and all claims for damage.

Licensee's Signature _____ Start Date _____

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

Association Representative _____

OFFICE USE ONLY

Rate \$ _____	Effective Date _____	Locker # _____
Account# _____	Entered By _____	