

**John R. Hildebrand  
Hildebrand Parking Lot  
Parking Space Rental Agreement**

**I. The Parties**

This agreement is by and between John R. Hildebrand with a mailing address of 630 Dogwood Dr., Salem, VA, 24153, (Hereinafter known as the 'Lessor') and Martin's Downtown with a mailing address of 413 First St., Roanoke, VA 24011, (Hereinafter known as the 'Lessee') for sixteen (16) individual parking spaces located at 506 1<sup>st</sup> St., SW, Roanoke, VA 24011. A sketch is attached.

**II. Term**

The term of this agreement shall begin on November 20, 2024, and continue on a month-to-month basis. Termination may be made by either party with at least 30 days written notice. All notices shall be sent to the parties' information in Section I.

**III. Rent**

The rental payment shall be due on the 1<sup>st</sup> of every month in the amount of sixty dollars (\$60.00) per space. **There will be a late fee of ten percent (10%) of the rent amount for each rental payment not paid within ten (10) days of the due date thereof.**

**IV. Subletting**

The Lessee is not allowed to sublease (sublet) the space without the direct written consent from the Lessor.

**V. Current Registration & Insurance**

Lessee may only use the space for vehicles that are up-to-date with all State and local registrations. In addition, all vehicles must maintain current insurance that is legal under the State of registration.

**VI. Maintenance**

Lessee is required to keep vehicles using the lot in good repair and free of hazardous leaks of oils or liquids. No repairs of any type are allowed on the lot, and, if needed, the vehicle must be towed to a location that allows such activities. The Lessor shall operate and maintain the lot including snow removal.

**VII. Use of Space & Damage**

The 16 spaces may only be used with the permission of the Lessee. No storage of personal property may be allowed in the individual spaces. Lessor is not liable for any damage done to a vehicle or personal property taken from it. All liability for damage to vehicles and personal property shall be the responsibility of the Lessee.

This agreement was signed on the 3<sup>rd</sup> day of October, 2024.

John R. Hildebrand

Lessor's Signature

John R. Hildebrand

Jason Martin

Lessee's Signature

Jason Martin

Director of Operations

Martin's Downtown

