



SH OH TRUCK REPAIR, LLC

dba SH OH Truck Repair
10800 E Bethany Dr STE 575, Aurora, CO 80014
Phone: 303-719-9521 | 330-737-7702 | Fax: 866-237-1349

RENTAL / LEASE AGREEMENT

LESSOR INFORMATION

Company: **SH OH Truck Repair, LLC**
Address: 10800 E Bethany Dr STE 575, Aurora, CO 80014
Phone: 303-719-9521 / 330-737-7702
Facility: 3901 Pearl Road, Medina, OH 44256

LESSEE INFORMATION

Full Name: **Robert Rawlins**
Address: 1144 Alexandria Lane, medina, OH, 44256
Phone: 330-391-0545
Email: yankees10066@gmail.com
Date: May 1, 2026 Parking Space #: **B-04**

RENTAL PLAN

Plan: **Standard Spot - For vehicles up to 39ft**
Monthly Rate: **\$114.00 per month**
Facility: 3901 Pearl Road, Medina, OH 44256 - Secure gated lot with camera surveillance

This Rental/Lease Agreement ("Agreement") is entered into between **SH OH Truck Repair, LLC** ("Lessor") and the above-named Lessee for the rental of a parking space at the Lessor's facility. By signing this Agreement, the Lessee agrees to the following terms and conditions:

TERMS AND CONDITIONS

1. RENT _____ (initial)
Lessee agrees to pay a monthly rent of \$114.00 for the Standard Spot parking space (For vehicles up to 39ft). Rent is due on the 1st day of each month. A late fee of \$25.00 will be assessed for any payment received after the 5th of the month. All payments shall be made via the method designated by the Lessor.

2. TERM _____ (initial)
This Agreement is for a month-to-month rental period. The rental period begins on the date of space assignment and continues until terminated by either party with a minimum of thirty (30) days written notice.

3. SECURITY DEPOSIT

_____ (initial)

A security deposit equal to one (1) month's rent may be required at the Lessor's discretion. The deposit will be held by the Lessor and returned within thirty (30) days of termination, less any amounts owed for damages, unpaid rent, or other charges.

4. USE OF PREMISES

_____ (initial)

The parking space shall be used exclusively for the storage of the Lessee's designated commercial vehicle(s). No hazardous materials, flammable substances, or illegal goods shall be stored on the premises. No vehicle repairs, maintenance work, or modifications shall be performed on the premises without prior written consent from the Lessor.

5. INSURANCE

_____ (initial)

Lessee shall maintain valid commercial vehicle insurance covering all vehicles parked at the facility at all times during the term of this Agreement. Proof of insurance must be provided upon request. SH OH Truck Repair, LLC is not responsible for any damage, theft, or loss to the parked vehicle(s) or their contents.

6. LIABILITY / INDEMNIFICATION

_____ (initial)

Lessee agrees to indemnify and hold SH OH Truck Repair, LLC, its officers, employees, and agents harmless from any and all claims, damages, losses, costs, or injuries arising from the Lessee's use of the parking facility. Lessee parks at their own risk. The Lessor assumes no liability for damage caused by weather, natural disasters, acts of God, vandalism, or third-party actions.

7. ACCESS & SECURITY

_____ (initial)

Lessee will be provided with a gate access code for 24/7 entry to the facility. This access code is personal and confidential and shall not be shared with any unauthorized individuals. SH OH Truck Repair, LLC reserves the right to change access codes at any time with reasonable notice. Unauthorized sharing of access codes may result in immediate termination of this Agreement.

8. CONDITION OF SPACE

_____ (initial)

Lessee shall keep the assigned parking space and surrounding area clean, free from debris, and in good condition. Any damage to the facility, pavement, fencing, gates, or other property caused by the Lessee or the Lessee's vehicle shall be repaired at the Lessee's sole expense.

9. ABANDONMENT

_____ (initial)

Any vehicle left on the premises for more than thirty (30) days after the termination of this Agreement or after thirty (30) consecutive days of non-payment shall be considered abandoned. The Lessor may have the vehicle towed and stored at the Lessee's sole expense. The Lessor shall not be liable for any damage or loss to an abandoned vehicle.

10. SUBLETTING

_____ (initial)

Lessee shall not sublet, assign, or transfer their parking space to any third party without the prior written consent of the Lessor. Any unauthorized subletting shall constitute a material breach of this Agreement.

11. DEFAULT

_____ (initial)

If the Lessee fails to comply with any term or condition of this Agreement, the Lessor may provide ten (10) days written notice of default. If the default is not cured within the notice period, the Lessor may terminate this Agreement and require immediate removal of the vehicle from the premises.

12. TERMINATION

_____ (initial)

Either party may terminate this Agreement with a minimum of thirty (30) days written notice. Upon termination, the Lessee must remove the vehicle and all belongings from the assigned space by the last day of the notice period. Vehicles remaining after the notice period may be towed at the Lessee's expense.

13. GOVERNING LAW

_____ (initial)

This Agreement shall be governed by and construed in accordance with the laws of the State of Ohio. Any disputes arising from this Agreement shall be resolved in the courts of Medina County, Ohio.

14. ENTIRE AGREEMENT

_____ (initial)

This Agreement constitutes the entire agreement between the parties and supersedes all prior negotiations, representations, or agreements relating to the subject matter hereof. Any modifications to this Agreement must be made in writing and signed by both parties.

EMERGENCY CONTACT

Name: _____
Phone: _____ Relationship: _____

VEHICLE INFORMATION

Semi Truck:

Year: _____ Make: _____ Model: _____
VIN: _____ License Plate: _____

Trailer:

Year: _____ Make: _____ Model: _____
VIN: _____ License Plate: _____

Personal Vehicle:

Year: _____ Make: _____ Model: _____
VIN: _____ License Plate: _____

By signing below, I acknowledge that I have read, understand, and agree to all the terms and conditions of this Rental/Lease Agreement. I confirm that all information provided is accurate and complete. I understand that SH OH Truck Repair, LLC reserves the right to verify all information and may terminate this Agreement if any information is found to be false or misleading.

LESSEE SIGNATURE:

[Digital signature will be placed here]

Printed Name: _____ Date: _____

FOR SH OH TRUCK REPAIR, LLC:

Authorized Representative: _____ Date: _____