



# 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

**DIGITALLY SIGNED - May 1, 2026**

## RENTAL / LEASE AGREEMENT

### LESSOR INFORMATION

Company: **SH OH Truck Repair, LLC**  
Address: 10800 E Bethany Dr STE 575, Aurora, CO 80014  
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**

This Rental/Lease Agreement ("Agreement") is entered into between **SH OH Truck Repair, LLC** ("Lessor") and **Robert Rawlins** ("Lessee") for the rental of a parking space at the Lessor's facility.

### TERMS AND CONDITIONS

#### 1. RENT

**R.R.**

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.

#### 2. TERM

**R.R.**

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

**R.R.**

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

#### **4. USE OF PREMISES**

**R.R.**

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 or modifications shall be performed without prior written consent.

#### **5. INSURANCE**

**R.R.**

Lessee shall maintain valid commercial vehicle insurance covering all vehicles parked at the facility at all times. 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**

**R.R.**

Lessee agrees to indemnify and hold SH OH Truck Repair, LLC 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.

#### **7. ACCESS & SECURITY**

**R.R.**

Lessee will be provided with a gate access code for 24/7 entry. This code is personal and confidential and shall not be shared with unauthorized individuals. Unauthorized sharing may result in immediate termination.

#### **8. CONDITION OF SPACE**

**R.R.**

Lessee shall keep the assigned parking space clean, free from debris, and in good condition. Any damage to the facility caused by the Lessee shall be repaired at the Lessee's sole expense.

#### **9. ABANDONMENT**

**R.R.**

Any vehicle left on the premises for more than thirty (30) days after termination or thirty (30) consecutive days of non-payment shall be considered abandoned and may be towed at the Lessee's expense.

#### **10. SUBLETTING**

**R.R.**

Lessee shall not sublet, assign, or transfer their parking space to any third party without the prior written consent of the Lessor.

#### **11. DEFAULT**

**R.R.**

If the Lessee fails to comply with any term of this Agreement, the Lessor may provide ten (10) days written notice. If the default is not cured, the Lessor may terminate this Agreement.

#### **12. TERMINATION**

**R.R.**

Either party may terminate with thirty (30) days written notice. The vehicle must be removed by the last day of the notice period. Vehicles remaining may be towed at the Lessee's expense.

#### **13. GOVERNING LAW**

**R.R.**

This Agreement shall be governed by the laws of the State of Ohio. Disputes shall be resolved in the courts of Medina County, Ohio.

#### **14. ENTIRE AGREEMENT**

**R.R.**

This Agreement constitutes the entire agreement between the parties. Any modifications must be made in writing and signed by both parties.

## EMERGENCY CONTACT

Name: **terese**  
Phone: 2164077622 Relationship: spouse

## VEHICLE INFORMATION

### Semi Truck:

Not provided

### Trailer:

Not provided

### Personal Vehicle:

Year: 2002 Make: Bayliner Model: Boat  
VIN: — License Plate: SPA2236

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.

## LESSEE DIGITAL SIGNATURE:



### DIGITALLY SIGNED

May 1, 2026 at 5:55 PM EDT

IP: 38.179.12.209

Signer: Robert Rawlins

Printed Name: Robert Rawlins

Date: May 1, 2026

## FOR SH OH TRUCK REPAIR, LLC:

Authorized Representative: \_\_\_\_\_

Date: \_\_\_\_\_

*This document was digitally signed via the SH OH Truck Repair parking management system.  
Application ID: APP\_20260501\_70699B97 | Signed: 2026-05-01 17:55:55 EDT*