



SH OH TRUCK REPAIR, LLC

Parking / Storage Rental Agreement

3901 Pearl Road, Medina, OH 44256

Office: (330) 887-2221

Text Only: 330-391-290

DIGITALLY SIGNED - June 19, 2026

PARKING / STORAGE RENTAL AGREEMENT

This Parking/Storage Rental Agreement ("Agreement") is entered into on the 19th day of June, 2026 between SH OH Truck Repair, LLC ("Lessor") and the undersigned Lessee. The parties agree to the following terms and conditions.

LESSEE INFORMATION

Lessee Name: **Arnie Smith**

Company Name: **Arnold Smith**

Email: **ajsmith4083@gmail.com**

Address: **4083 Watercourse Drive Medina, Cleveland OH 44256**

Cell Phone: **2164029301**

FINANCIAL TERMS

- Monthly Rent: **\$182.00**
- Tax (if any) & Fees: **\$7.00**
- Total Monthly Payment: **\$189.00** per space
- Security Deposit: **\$182.00** plus any fees (refundable pending no balance owed and no debris left on premises, there is no refund for fees)

Payment is due on the 1st day of each month. No prorated rent will be issued at termination.


LEASE TERMS & CONDITIONS

(Lessee must initial each line below as acknowledgment of lease agreement)

- 1. A.S.** Lessee is granted a non-exclusive license to occupy one designated parking space for the sole purpose of storing one vehicle, trailer, camper, or boat. No additional items, equipment, or materials may be stored within or adjacent to the space. Any unauthorized items constitute a material breach of this Agreement.
- 2. A.S.** Parking outside the assigned space is strictly prohibited. Any unauthorized parking shall constitute trespass, and Lessor may immediately tow or immobilize the vehicle at Lessee's sole expense without further notice.
- 3. A.S.** No repairs, maintenance, dumping, fluid handling, tire changes, or mechanical work of any kind may be performed on the premises. No parts, tools, equipment, or materials may be stored outside the vehicle. Any violation constitutes a hazardous-activity breach and may result in immediate termination.
- 4. A.S.** Tire storage of any kind is strictly prohibited. Any tires left on the premises shall be deemed abandoned property and may be removed or disposed of by Lessor at Lessee's sole expense.
- 5. A.S.** If rent is not received by the 5th day of the month, Lessor may tow, immobilize, or secure the vehicle, or may sell or dispose of the property pursuant to Ohio Revised Code §§5321.15 and 5321.16. Lessee waives any claim for damages arising from such enforcement actions.

- 6. **A.S.** Lessee is responsible for all costs related to environmental inspections or cleanup due to leaks or spills. Hazardous spills may result in immediate termination with 24-hour removal notice.
- 7. **A.S.** Lessee's cancellation is effective only upon Lessor's written acknowledgment of receipt of Lessee's email notice. No prorated rent or refunds will be issued under any circumstances.
- 8. **A.S.** Enrollment in the Auto-Pay Program is a condition of this Agreement. Failure to maintain a valid payment method constitutes non-payment and may result in immediate enforcement actions.
- 9. **A.S.** A \$35 late fee is automatically assessed on the 6th day of each month. Returned or declined payments incur a \$50 fee. These fees are contractual liquidated damages and not penalties.
- 10. **A.S.** Lessee shall indemnify and reimburse Lessor for all attorney fees, court costs, collection fees, and administrative expenses incurred in enforcing this Agreement.
- 11. **A.S.** Lessor is not responsible for loss, theft, vandalism, damage, towing, immobilization, or mechanical failure of any vehicle or property stored on the premises. Lessee stores property entirely at their own risk and must maintain active insurance coverage.
- 12. **A.S.** Lessee must notify Lessor of any changes to stored vehicles, contact information, or trucking company.
- 13. **A.S.** Lessor may terminate this Agreement at any time with notice. Lessee has 3 days to remove property or it will be towed at Lessee's expense.
- 14. **A.S.** Lessee is responsible for any damage caused to Lessor's property by Lessee or their guests.

LESSEE SIGNATURE:



DIGITALLY SIGNED

June 19, 2026 at 3:33 PM EDT

IP: 24.101.0.165

Signer: Arnold Smith

Printed Name: Arnold Smith Date: June 19, 2026

EMERGENCY CONTACT

Name: Arnold Smith
 Phone #: 2164029301 Relationship to Lessee: owner

VEHICLE INFORMATION

Semi-Truck

Year: _____ Color: _____
 Make: Ram Model: 3500
 Tag #: _____ State: _____
 Actual Length (End-to-End): _____ Truck #: _____
 Name/Logo on Truck: _____

Trailer

Year: 2023 Color: _____
 Make: Take 3 Trailer Model: 48 LP
 Tag #: _____ State: _____
 Actual Length (End-to-End): _____ Trailer #: _____
 Name/Logo on Trailer: _____

Personal Vehicle (if applicable)

Year: 2019 Color: _____
Make: Tesla Model: Model 3
Tag #: _____ State: _____

AUTOMATIC PAYMENT AUTHORIZATION

Billing Option (select one): Charge my credit card Charge my bank account *(Not available at this time)*

Name on Card/Account: Arnold Smith

Billing Address: 4083 Watercourse Drive

City/State/Zip: _____

Card Type: Visa Mastercard Discover American Express

Card Number: *****0538 Exp: 02/31 CVV: ***

I authorize SH OH Truck Repair, LLC to charge my account on the 1st of each month for all charges incurred. I understand amounts may vary and that I may terminate this authorization in writing with reasonable processing time.

PAYMENT AUTHORIZATION SIGNATURE:

	<p>DIGITALLY SIGNED June 19, 2026 at 3:33 PM EDT IP: 24.101.0.165 Signer: Arnold Smith</p>
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Printed Name: Arnold Smith Date: June 19, 2026