

THIS AGREEMENT dated

BETWEEN

[NAME] of **[ADDRESS]**

(Licensor)

And

[NAME] of **[ADDRESS]**

(Licensee)

RECITALS

- A.** The licensor is owner of Lot # in Strata Plan # **including a car parking space on Level # at [ADDRESS].**
- B.** The Licensor has agreed to grant and the licensee has agreed to take a license of the car parking space shown on the annexed plan subject to the terms that follow.

TERMS

- 1.** The licensor grants to the licensee the exclusive right to use the car parking space on the annexed plan at all times shown for the period and subject to payment of the license fee set out in the schedule to this agreement. Upon payment of the first month's rent in advance, plus a \$[AMOUNT] deposit the Licensor will give the Licensee a swipe card to access the carpark. The deposit will be refunded to the Licensee upon return of the swipe card in working order.
- 2.** All payments to be made by the licensee are calculated without regard to GST. If GST becomes payable the licensee will pay to the licensor concurrently with that payment an additional amount equal to the GST subject to the licensor providing a valid tax invoice in accordance with the legislation.
- 3.** If the license is duly terminated during a calendar month the license fee payable will be adjusted to end on the same day as the return of the swipe key.
- 4.** This license is personal to the licensee and cannot be sub licensed, assigned, charged or the subject of any other like transaction.
- 5.** The licensee will not use or permit the car parking space to be used for any purpose other than the parking of registered cars and motorcycles.

6. The licensee will keep the car parking space in a clean and tidy condition and will not store any goods on it.
7. The licensee will at its own expense make good any damage to the car parking space through the