



TEXAS ASSOCIATION OF REALTORS®
COMMERCIAL LEASE PARKING ADDENDUM

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ADDENDUM TO THE COMMERCIAL LEASE BETWEEN THE UNDERSIGNED PARTIES CONCERNING THE LEASED PREMISES AT _____

A. Parking Type:

- (1) Common Parking: Tenant and Tenant's employees may park no more than _____ vehicles on the Property in the common parking areas located on the Property.
- (2) Restricted Common Parking for Tenants: Tenant and Tenant's employees may park no more than _____ vehicles on the Property in the areas restricted for use by tenants of the Property.
- (3) Assigned Parking: Tenant's assigned parking areas are identified as follows:
 - (a) _____

 - (b) as shown on the attached Exhibit _____.

B. In addition to any other rent, Tenant will pay, on or before the first day of each month during the term of the above-referenced lease, \$ _____ as rent for the parking areas.

C. Tenant may not assign, sublet, or trade any parking space or parking area.

D. Tenant may not use any parking spaces or areas on the Property to store any vehicle, boats, trailers, or any other personal property.

E. Tenant's guests, patrons, or invitees may park only in those areas designated by Landlord for Tenant's guests, patrons, or invitees.

F. Landlord may, but is not obligated to, institute controlled-access systems to the parking areas, including but not limited to systems such as vehicle identification stickers, license numbers, or controlled-access devices. At the time the lease ends, Tenant must return all access devices to Landlord and pay the amounts in (2) and (3) below if Tenant fails to return an access device. If Landlord issues controlled-access devices to Tenant, Tenant will:

- (1) promptly report any lost device to Landlord;
- (2) reimburse Landlord its cost to replace the lost access device; and
- (3) pay Landlord a service fee of \$ _____ for each lost access device.

Parking Addendum concerning _____

G. If Tenant fails to timely pay the rent stated in Paragraph B, Landlord may: (i) exercise Landlord's remedies under the default provisions of the lease; or (ii) terminate Tenant's access to the restricted or assigned parking areas by providing Tenant with not less than 5 days written notice of Landlord's intent to terminate Tenant's access. If Landlord terminates Tenant's access to the parking areas under this paragraph, the parking areas will be deemed to be released by Tenant for all purposes and Landlord may assign or lease the parking areas to others.

H. Special Provisions:

Tenant

By _____
Date

Bayou Properties Co

Landlord

By _____
Date

Tenant

By _____
Date

Landlord

By _____
Date