

**SHORELINE TOWERS CONDOMINIUM  
PARKING SPACE LICENSE AGREEMENT**

THIS LICENSE AGREEMENT, entered into by and between the Board of Managers of Shoreline Towers Condominium, an Illinois not-for-profit corporation and an Illinois condominium, hereinafter called "Licensor" and \_\_\_\_\_ of \_\_\_\_\_ Chicago, Illinois 60\_\_\_\_, hereinafter called "Licensee", this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

1. (a) Licensor hereby grants Licensee a license to occupy and use Parking Space No. \_\_\_\_\_ (the "Parking Space") located in the Parking Garage/Lot at Shoreline Towers Condominium for a term of one (1) month, commencing on \_\_\_\_\_, 20\_\_\_\_ and ending on \_\_\_\_\_, 20\_\_\_\_, and the license shall continue thereafter on a month-to-month basis until terminated as herein provided, subject to the terms of this License. Notwithstanding any other provision herein to the contrary, this License may be terminated with or without cause at any time by the Licensee upon thirty (30) days written notice to the Licensor in that manner specified herein. The Licensor may only terminate this License with cause upon thirty (30) days written notice to the Licensee in that manner specified herein. The sale of Licensee's Unit, or the expiration of Licensee's lease of a Unit (as applicable), in Shoreline Towers Condominium will act as an automatic termination of this License.

1. (b) Licensee agrees to pay to Licensor a fee for the above-described Parking Space in the sum of \$ \_\_\_\_\_ per month, payable in advance on the first day of each month beginning on \_\_\_\_\_, 20\_\_\_\_, and continuing each month thereafter for the term of the License. Any fee paid after the \_\_\_\_\_ (\_\_\_\_) day of the month shall incur a late charge of \_\_\_\_\_ dollars (\$ \_\_\_\_\_).

1. (c) Licensee shall use the Parking Space only for the parking of one (1) motor vehicle and for no other purpose whatsoever (which vehicle may be that of a guest of Licensee), and said motor vehicle may, at all times, be required to display a parking placard issued by Licensor. Licensee shall make no alterations or improvements to the Parking Space.

2. A remote control garage door opener will be provided to Licensees, who park inside the Garage, at "no charge." However, the cost for any additional or replacement garage door opener shall be \$50.00. Licensees must return openers to on-site management office upon termination of the License. Failure to return openers will result in charges.

3. Licensee agrees to maintain in full force and effect at all times during the term of the License and/or parking of the motor vehicle at Shoreline Towers Condominium a liability insurance policy with a rated company, with terms and in an amount necessary to protect the Licensor and its members from damages of all types and kinds arising out of the parking and operation of Licensee's motor vehicle. Proof of such insurance shall be provided to Licensor prior to occupying the Parking Space, and thereafter upon request by

Licensor.

4. Licensee shall not assign this License without the prior written consent of Licensor. Any assignment of the Parking Space shall be void and shall, at the option of Licensor, terminate this License. Licensor's consent to any assignment shall not be deemed a waiver of this provision or a consent by Licensor to any subsequent assignment.
5. Licensee expressly acknowledges that Licensee has read and is familiar with the Declaration of Condominium Ownership for Shoreline Towers Condominium and all amendments thereto (the "Declaration") and all rules of Licensor regarding use of the Parking Space, if any, and agrees to abide by the provisions thereof, and all rules and regulations now or hereafter established by Licensor, as may be amended from time to time, with respect to the occupancy of the Parking Space.
6. Licensee shall indemnify and hold harmless Licensor for any and all liability, claims, loss damage, or expenses, including counsel fees and cost which may occur to its person or property, or that of invitees, arising, out of the use of the Parking Space described herein. Shoreline Towers Condominiums and the Board of Managers hereby disclaim any and all liability for loss, theft, damage or destruction of Licensee's motor vehicle (and/or its contents). Licensee uses the Parking Space and Parking Garage at its own risk and assumes sole responsibility and liability for any loss, theft, damage or destruction of its motor vehicle (and/or its contents).
7. Licensee agrees to pay any reasonable attorney's fees and costs which may be incurred by Licensor in the enforcement of any terms of the License. Further, the fees, charges, and expenses as described in this License shall be collectible in the same manner as any assessment of a Unit in Shoreline Towers Condominium including the Licensor's lien rights as provided in the Declaration and the Illinois Condominium Property Act. Nothing herein shall be construed as a prohibition of or a limitation on the right of the Licensor to pursue other means to enforce the provisions of the License.
8. On expiration or termination of this License for any reason whatsoever, Licensee shall immediately vacate the Parking Space and leave same in condition as good or better than it was at the beginning of this License, reasonable wear and tear excepted. If the motor vehicle is not promptly removed from the Parking Space upon expiration or termination of the License, Licensor is hereby authorized to remove the motor vehicle at Licensee's expense, and such removal shall not be deemed a trespass or forcible entry and detainer.
9. The waiver by Licensor of any breach of any provision of this License shall not constitute a continuing waiver or a waiver of any subsequent breach of the same or a different provision hereof.
10. Licensee agrees that the rights of Licensor under this License are cumulative and failure of Licensor to exercise promptly any rights hereunder shall not operate as a waiver

or forfeit any of said rights.

11. Any of the following acts or omissions shall constitute a material breach of this License by Licensee:

11. (a) Licensee's failure to pay the fee or other sum payable under this License on the date it becomes due.

11. (b) Licensee's nonperformance or breach of any term, covenant, condition, or provision of this License, the Declaration and/or rules adopted by Licensor.

11. (c) Licensee's abandonment of the Parking Space for a period of more than twenty (20) days without the express prior written consent of Licensor.

11. (d) An adjudication that Licensee is a bankrupt, or appointment of a receiver to take possession of all or substantially all of Licensee's property.

11. (e) The supplying of incorrect or materially misleading information by Licensee in connection with the application for use of the Parking Space.

11. (f) An assignment by Licensee in violation of Paragraph 4 of this License.

12. In the event that Licensee commits a material breach of this License, as defined in Paragraph 11 hereof, Licensor may, in addition to any other legal or equitable remedies that may be available to Licensor:

12. (a) Continue this License by not terminating Licensee's right to occupy the Parking Space and continue to enforce all of Licensor's rights and remedies under the terms hereof, including the right to recover the fee specified herein as it becomes due; or

12. (b) Terminate this License and Licensee's right to occupy the Parking Space by issuing notice in the manner provided below, and commence an action against Licensee for such damages or other relief as may be available at law or in equity.

13. Licensee acknowledges that this License is for a Parking Space and is not for a dwelling unit, and is not subject to the Chicago Residential Landlord Tenant Ordinance. This License constitutes the sole and complete agreement of the parties concerning the Parking Space, and correctly sets forth the rights and obligations of the parties hereto. Any agreement or representation between the parties hereto respecting the subject matter of this License, whether oral or in writing, which is not expressly set forth in this License, is null, void, and of no legal effect. This License may be modified only by a written agreement signed by both Licensor and Licensee, and any attempted oral modification of this License, whether real or purported, shall be of no force or effect.

14. In the event that any part of this License is construed or declared unenforceable, the

remainder shall continue in full force and effect as though the unenforceable portion or portions were not included herein.

15. Time is expressly declared to be of the essence of this License.

16. All notices or communications required or permitted by this License shall be deemed duly served and given when personally delivered to the party to whom directed or in lieu of such personal service, two days after deposit in the U.S. mails, Certified or Registered first class postage prepaid, and

If directed to Licensee, when addressed to Licensee at

\_\_\_\_\_  
\_\_\_\_\_

Chicago, IL. 606\_\_\_\_\_;

If directed to Licensor, when addressed to Licensor at  
6301 N. Sheridan Road  
Chicago, IL. 60660;

or at such other address as may be specified in written notice by either party from time to time.

17. In the event that Licensee is the tenant of a Unit in the Shoreline Towers Condominium Association, the owner of the Unit hereby agrees by his/her signature below that the fees, charges, or expenses as described in this License shall be collectible in the same manner as any assessment of a Unit in Shoreline Towers Condominium including the Licensor's lien rights as provided in the Declaration and the Illinois Condominium Property Act.

\_\_\_\_\_  
Unit Owner Name (print)

\_\_\_\_\_  
Unit #

\_\_\_\_\_  
Unit Owner Signature

IN WITNESS WHEREOF, the parties have hereunto executed this instrument for the purposes herein expressed the day and year first above written.

**LICENSOR:**  
SHORELINE TOWERS CONDOMINIUM

**LICENSEE (Parker):**

By: \_\_\_\_\_

Its: \_\_\_\_\_

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature

**\*\*\* SEE GARAGE REMOTE  
ACKNOWLEDGMENT PAGE ON REVERSE.  
PLEASE COMPLETE AND SIGN IF YOU  
WISH TO RECEIVE A GARAGE DOOR  
OPENER.**

**FOR ASSOCIATION USE ONLY**

NAME: \_\_\_\_\_

PHONE: \_\_\_\_\_ EMAIL: \_\_\_\_\_

CIRCLE ONE                      TENANT                      OWNER

BILLING ADDRESS \_\_\_\_\_

VEHICLE MAKE, MODEL, YEAR \_\_\_\_\_

VEHICLE COLOR \_\_\_\_\_ PLATE # \_\_\_\_\_

LICENSE START \_\_\_\_\_ MONTHLY CHARGE \_\_\_\_\_

ASSIGNED SPACE # \_\_\_\_\_

PARKING PLACARD NO: \_\_\_\_\_

**Shoreline Towers Garage Door Remote  
Acknowledgement**

**ACCEPTANCE**

I, (print) \_\_\_\_\_ have accepted delivery of one garage door remote for Shoreline Towers Garage. I understand if I fail to return the remote to the on-site management office within 10 days after the termination date of the Parking License, charges will be incurred.

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**Space #**

**RETURN**

Today, \_\_\_\_\_ 20\_\_\_\_ the garage door remote has been returned to the on-site management office.

\_\_\_\_\_  
**Management Agent**

\_\_\_\_\_  
**Parking Licensee**