

BICYCLE ROOM AGREEMENT

Bicycle Location # _____

THIS AGREEMENT, made this ____ day of _____, 20____ between Master Apts., Inc. (hereinafter referred to as the "Licensor"), and

_____ residing in Apartment _____ at 310 Riverside Drive, New York (hereinafter referred to as the "Licensee").

1. In consideration for the payment of \$10.00 per month per bicycle payable by Licensee when charged as additional rent on a monthly basis while this Agreement is in effect, the Licensor has agreed to grant to Licensee a non-exclusive, revocable license to store Licensee's bicycle(s) in the premises known as 310 Riverside Drive (the "Building"), in the space described as the Bicycle Room (the "Bicycle Room") pursuant to the terms of this Agreement and the rules established by the Licensor for the use of the Bicycle Room.
2. The Bicycle Room shall be solely for the use of Licensee and other shareholders of the Building. Should Licensee move out of the Building, this Agreement shall terminate automatically.
3. The Licensor or Licensor's agents shall not be liable for any damage to the Licensee's bicycle(s) stored in the Bicycle Room. Licensor shall not be responsible to maintain insurance on the Bicycle Room. Licensee stores his or her bicycle at his or her own risk. Licensee agrees to indemnify and hold Licensor harmless from any loss, damage or expense caused by Licensees' use of the Bicycle Room.
4. In case of damage to the Bicycle Room by fire or other casualty, the Licensor shall have the option as to whether it will cause the Bicycle Room to be restored.
5. Licensee shall not assign this Agreement or permit the Bicycle Room to be used by any person except Licensee without the prior written consent of the Licensor.
6. Any notice which Licensor may desire to or be required to give to Licensee shall be deemed sufficiently given if in writing delivered to Licensee personally or sent by mail to the Licensee at the address in this Agreement. Any notice by Licensee to Licensor must be served by Registered Mail addressed to the Licensor at the management office.
7. In the event Licensee breaches any of the terms, covenants or conditions of this Agreement or the Proprietary Lease or By Laws of the Licensor, or in the event of any dispute, claim or controversy relating thereto, Licensee shall pay Licensor all expenses actually incurred, including attorney's fees, resulting therefrom.
8. The Licensee acknowledges that it has no ownership interest in the Bicycle Room and the Licensee's right to use the Bicycle Room terminates on the termination of this Agreement.
9. Licensor shall have the right to terminate this Agreement at any time on fifteen (15) days notice to Licensee. Upon the termination of this Agreement, Licensee shall remove its bicycle from the Bicycle Room. Licensor shall thereafter have the absolute right to enter the Bicycle Room and remove and dispose of the Licensee's bicycle. Licensor(s) shall have no responsibility or accountability for bicycle removed from the Bicycle Room. Licensee shall pay all costs relating to the removal of its bicycle(s).

10. General rules and regulations relating to the Bicycle Room:

If you wish to store a bicycle in the Bicycle Room, please complete a "Bicycle Room Agreement", available at the front desk or through Grazyna Cyprys in the Co-op's management office in the RSD Lobby.

Please store your bicycle *only in its assigned location*. Bicycles not in assigned locations may without notice be removed and disposed of at the discretion of Management and the Board.

No materials other than bicycles may be left or stored in the Bicycle Room. All other items may be removed and disposed of at the discretion of Management and the Board.

Please keep your Bicycle Room clean and report any problems or conditions in need of attention to the front desk.

You may transport your bicycle between the Basement and the Lobby using any elevator. However, for bicycle transport to floors other than the Lobby, use only the freight elevators. Please be considerate of others sharing the elevator and hold your bicycle to avoid damaging elevator walls.

In the event of disagreements or disputes concerning the Bicycle Room, the decision of the Co-op Board and Management shall be final.

The Board and Management may reassign bicycle storage locations and relocate bicycles at will.

Rules governing this Bicycle Room may be modified by the Board of Directors and Management at any time.

Please let Management know of any suggestions for improvements!

IN WITNESS WHEREOF, the Licensor and Licensee have respectively executed this Agreement as of the day and year first above written:

LICENSOR:

(on behalf of) **Master Apts., Inc.**

By:

Date

LICENSEE:

Print Name

Telephone number

Signature

Cell Phone number

Date

Email address