

Dear

Tenancy Agreement - Lock-Up Garage

On behalf of the Perth & Kinross Council, I hereby offer to let to you (hereinafter referred to as tenant) lock-up number ***** and that the following terms and conditions apply:-

- 1 The tenancy shall be for the period from ***** and weekly thereafter.
- 2 The rent shall be ***** or such sum as the Council may substitute therefore in their annual review of rents for lock-up garages.
- 3 The rent shall be payable in advance.
- 4 The garage shall be used for the accommodation of one private car only and for no other purpose. No business or trade of any description shall be carried on within the garage and no sign shall be permitted to be erected on the exterior of the garage. No petrol, oil or any other flammable material shall be stored in the garage.
- 5 The garage shall be accepted by the Tenant as being in a reasonable state of repair and shall be maintained in that condition by the Tenant for the whole duration of the tenancy. The council shall maintain the garage in a wind and watertight condition only.
- 6 The Tenant shall keep the garage and its forecourt clean and tidy and shall ensure that no grease, oil or other substances are allowed to leak or spill in the garage or onto the forecourt outside the garage.
- 7 The Tenant shall not be entitled to make any additions or structural alterations to the garage except with the prior written permission of the Council's Director of Housing in addition to obtaining any Planning Permission or Building Warrant which may be required.
- 8 The Tenant shall not be entitled to assign or sub-let or otherwise part with the possession of the garage or any part thereof and notwithstanding any purported assignation or sub-let, the Tenant shall continue to be responsible for the obligations contained herein.
- 9 The Tenant shall free and relieve the Council of all claims for personal injuries and damage to the property which, but for granting of this let, would not have arisen.
- 10 The Council's representatives shall have the right at all reasonable times to inspect the garage.
- 11 Either party may terminate the tenancy by giving twenty-eight days notice in writing of their intention to do so.

12 It the Tenant fails to make payment of any sum due in respect of the tenancy, within fourteen days of its becoming due, or otherwise contravenes or breaches any of the terms of the tenancy, the Council shall have the right forthwith to terminate the tenancy by written notice to that effect addressed to the Tenant as his last known address and that without prejudice to any other remedy available to the Council.

Yours sincerely

Area Housing Manager

Signed by Tenant

Signed by Landlord

Name

Witness Name

Witness Signature

Witness Address

Date