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BICYCLE LICENSE AGREEMENT

BICYCLE ACCOUNT: A3 / ACCOUNT BILLED: A3/

AGREEMENT MADE THIS 27th DAY OF May, 2011 between 35-36 76TH STREET OWNERS CORP. having its principal place of business at care of J.R.D. MANAGEMENT, 875 Mamaroneck Ave, Mamaroneck, New York, 10543 ("Licensor") and _____, residing in apartment _____ at 35-36 76TH STREET, Jackson Heights, New York 11372. ("Licensee").

WITNESSETH

WHEREAS, Licensor is a cooperative housing corporation and the owner of the premises known as 35-36 76TH STREET JACKSON HEIGHTS NY 11372 ("Building") and

WHEREAS, the Building contains self-service Bicycle storage facilities, below the lobby level of the Building for the storage of Bicycles:

WHEREAS, Licensee wishes to use one of the Bicycle slots in a Bicycle Rack to store Licensee's Bicycle:

NOW, THEREFORE, in consideration of the covenants, representations and Conditions herein contained, it is mutually agreed as follows:

1. Licensor does hereby grant unto Licensee a license to use slot number _____ for the storage of a Bicycle on a Month-to-Month basis, commencing on _____.
2. This license Agreement shall be renewed for successive one (1) year period unless either party cancels this license Agreement as of the end of the then current one (1) year period by delivery to the other party of at least ten days written notice of cancellation. Subsequent yearly renewals may be subject to a higher rent.
3. Licensee shall pre-pay to the Licensor a non-refundable license fee for the granting of the within license for each one (1) year period, or any portion thereof, in the sum of **\$35.00 ANNUALLY**. Licensor reserves to itself the right to increase such fee upon any renewal of the term of this License Agreement.
4. This License Agreement may be terminated upon delivery of not less than ten (10) days written notice by Licensor to Licensee, if Licensor determines that Licensee has violated or is violation the terms hereof or such other rules and regulations as may hereafter be adopted by Licensor or if Licensor elects to remove Bicycle Racks from the basement of the Building.

MONTH - TO - MONTH

5. This License Agreement shall automatically terminate in the event, and as of the date, that Licensee ceases to be a member-shareholder or Licensor, or a non-purchasing tenant residing in the Building.

6. Upon cancellation or termination of this license Agreement, the Licensee shall remove his Bicycle from the rack and deliver possession of the keys provided to Licensee for the room where the Bicycles are stored in the same condition, as they were on the date of this License Agreement, reasonable wear and tear accepted. Any Bicycle not removed by Licensee will be removed by Licensor at Licensee's expense by any reasonable, lawful means.

7. Licensor shall not be deemed to have custody, care and/or control of Licensee's personal property. The relationship of Licensee and Licensor hereunder shall be in accordance with section 182 of the Lien Law, and not that of either a bailee and/or bailor, or of a warehouseman engaged in the business of storing property for hire. Licensor has not issued and will not issue any warehouse receipt, bill of lading or other document of title for the property stored in the Bicycle Rack.

8. Licensor shall not furnish any services to the Licensee hereunder, whatsoever. The Bicycle Racks are self-service. Without limiting the foregoing, it is expressly agreed that licensor shall not be required to furnish guard or security service in and about the Building or Bicycle storage area.

9. Licensor shall not be liable for any loss or damage to Bicycles stored in the Subject Bicycle Rack.

10. Licensee hereby releases and discharges Licensor from any and all claims, losses and liability which Licensee has or may have for damages to Bicycles contained in the Bicycle Storage Area, or in any way connected with the use of the basement in the Building. Licensee shall indemnify Licensor and its agents, servants and/or employees against any claims, action, proceedings, liability, loss, damage, or expense, including attorney's fees, arising from any act or omission of Licensee, its agents, servants and/or employees related to or concerning the Bicycle, including the Bicycle Rack, or this License Agreement.

11. Licensor makes no representations or warranties with respect to access to or the stability of the Subject Bicycle Rack, or area in which the Bicycle Rack is located, for any particular purpose.

12. This License agreement and the right to use the subject bin hereunder may not be assigned or transferred by Licensee without prior written consent of Licensor, which consent may be withheld for any reason or no reason at all, in Licensor's sole and exclusive discretion.

13. Any notices required or permitted hereunder shall be sent by certified mail, return receipt requested, to the address set forth herein.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seal the day and year first above written.

J.R.D. MANAGEMENT CORP., as agent for

35-36 76TH STREET OWNERS CORP.

BY: _____
AUTHORIZED SIGNATORY

TENANT

TENANT

ADDRESS: _____

HOME NUMBER: () _____ WORK NUMBER: () _____

SOCIAL SECURITY NUMBER: _____

BICYCLE SLOT NUMBER: _____

ALL INFORMATION ABOVE MUST BE FILLED OUT BEFORE WE CAN PROCESS THIS RENEWAL

MONTH - TO - MONTH