AUTOMOTIVE WORKSPACE & EQUIPMENT RENTAL AGREEMENT

Hourly and daily access - Detroit, Michigan

Effective date	_____
Shop owner / company	Reasonable Reliable Rental Services ("Owner")
Automotive Service Professional / business	_____ ("Auto Tech")
Shop address	_____, Detroit, Michigan _____
Rental / reservation	[ ] Hourly rental [ ] Daily rental
Selected resources	Only the workspace, equipment, and tools listed in Exhibit A

Agreement

In exchange for the promises stated below, Owner and Auto Tech agree as follows:

1. Limited License to Use Selected Resources. Owner grants Auto Tech a personal, nonexclusive, revocable right to use only the bay, vehicle hoist or lift, prep room, paint booth, full tool set, storage area, and common areas selected in Exhibit A (collectively, the "Resources") during a confirmed Rental Period. This agreement permits temporary use only. It does not convey possession or ownership of the building, create a tenancy, partnership, or franchise, or give Auto Tech authority to bind Owner. Auto Tech may not use any unreserved area, equipment, tool, or system without Owner's written permission.

2. Rental Period; Reservations. The agreement begins on the Effective Date. Each hourly or daily use requires a reservation confirmed by Owner. The Rental Period begins at the scheduled start time, whether or not Auto Tech arrives, and ends at the scheduled end time. Auto Tech shall complete work, clean the area, remove the vehicle and property, and check in rented tools by that time. Additional time requires Owner's approval and is charged at the overtime or next applicable interval stated in Exhibit A. Resource availability is not guaranteed until Owner confirms the reservation.

3. Fees, Deposits, Cancellations, and Other Charges. Auto Tech shall pay the hourly, daily, deposit, supply, cleanup, damage, late, cancellation, no-show, overtime, and other approved charges stated in Exhibit A without deduction or offset. Charges are due in advance unless Exhibit A states otherwise. A deposit is not the final payment and may be applied to unpaid amounts, cleanup, towing, storage, missing tools, equipment damage, access-device replacement, or other losses permitted by law. Auto Tech remains responsible for amounts exceeding the deposit.

(a) A reservation may be changed or cancelled only under the notice and fee rules in Exhibit A. A late arrival does not extend the Rental Period. Owner may reasonably delay, relocate, or cancel a reservation if a Resource is unsafe, damaged, unavailable, or needed for an emergency, with the refund or credit stated in Exhibit A.

4. Independent Business Relationship. Auto Tech is an independent business and not Owner's employee, agent, partner, franchisee, or joint venturer. Auto Tech controls the manner and means of the auto tech's work, establishes customer prices, chooses jobs, supplies labor, pays business expenses and taxes, and receives customer payments directly. Auto Tech is not eligible for Owner's wages, benefits, unemployment coverage, or workers' compensation coverage. The actual relationship and applicable law control regardless of this label.

(a) Auto Tech shall not represent that Auto Tech is employed by Owner or that Owner guarantees, supervises, or warranties Auto Tech's repairs.

(b) Auto Tech may not use Owner's name, logo, repair-facility registration number, merchant account, telephone number, website, advertising, or customer list without a separate written authorization.

(c) Auto Tech may not hire, invite, or permit helpers, trainees, subcontractors, or other workers at the shop unless Owner approves them in writing and receives all required licenses and insurance documents.

5. Customer Relationship and Repair Documents. Auto Tech alone is responsible for accepting customers, diagnosing vehicles, obtaining written estimates and authorizations, issuing final invoices, collecting payment, handling customer property, honoring warranties, responding to complaints, and maintaining all records required by the Michigan Motor Vehicle Service and Repair Act and other applicable laws. Owner is not a party to Auto Tech's customer transactions unless a separate written agreement expressly states otherwise.

6. Licenses, Certifications, and Legal Compliance. Before receiving access and throughout the term, Auto Tech shall maintain every business registration, Michigan repair-facility registration, mechanic certification, trainee permit, tax registration, environmental authorization, and other approval applicable to Auto Tech's activities. Auto Tech shall provide copies upon request and immediately notify Owner of expiration, suspension, investigation, complaint, citation, or enforcement action. If government authorities determine that Owner or the premises needs a different approval because of Auto Tech's operations, Auto Tech shall cooperate, and Owner may suspend work until compliance is confirmed.

7. Permitted Work. Auto Tech may perform only the repair categories and activities checked in Exhibit A and only when properly certified, trained, and authorized. Painting or refinishing is allowed only in a reserved prep room or paint booth and only when separately approved. Unless Exhibit A expressly allows it, prohibited activities include collision or structural repair, painting or refinishing, welding or hot work, engine machining, fuel-tank removal, refrigerant service, towing operations, vehicle sales, tire storage, salvage or dismantling, hazardous-material processing, and work on unusually heavy or oversized vehicles.

8. Hours, Access, and Security. Auto Tech may access the shop only during the hours stated in Exhibit A. Access codes, keys, badges, and alarm information are personal to Auto Tech and may not be copied or shared. Auto Tech shall secure the building, vehicles, keys, tools, fluids, and customer property; follow camera and alarm procedures; and immediately report lost access devices, theft, vandalism, fire, injury, spill, or unsafe conditions. Owner may enter the bay at reasonable times and immediately in an emergency.

9. Vehicles, Keys, Parking, and Storage. Auto Tech shall identify every customer vehicle and keep accurate key-control records. Vehicles may be parked only in assigned spaces and may not block doors, fire lanes, sidewalks, neighboring property, or public rights-of-way. No vehicle may remain overnight unless permitted in Exhibit A. Auto Tech is solely responsible for customer authorization, vehicle security, lawful test drives, and damage occurring while a vehicle is in Auto Tech's care, custody, or control.

(a) Auto Tech shall not store abandoned, unregistered, leaking, dismantled, burned, severely damaged, or inoperable vehicles unless Owner gives written permission and the storage complies with Detroit requirements.

(b) At termination, Auto Tech shall remove all vehicles and property. Owner may arrange lawful towing or storage after required notice, at Auto Tech's expense. Nothing in this agreement authorizes Owner to dispose of customer property contrary to law.

10. Equipment and Tool Use. Resources listed in Exhibit A are provided in their current condition, subject to applicable law. Auto Tech shall inspect each Resource before use, follow manufacturer instructions and shop rules, use required restraints and protective equipment, and stop immediately if an item appears damaged or unsafe. Only trained and authorized persons may operate lifts, compressors, jacks, tire equipment, welders, chargers, diagnostic systems, paint equipment, or ventilation systems. Auto Tech is responsible for loss or damage caused by misuse, negligence, unauthorized use, or failure to report a defect.

(a) Hoist / lift. Auto Tech shall verify rated capacity, approved lift points, adapters, arm placement, locks, and vehicle stability before working beneath a vehicle. No vehicle may remain raised beyond the Rental Period or unattended unless Owner approves it in writing.

(b) Full tool set. Auto Tech shall sign the checkout inventory, keep tools on the premises, prevent use by others, and return every item clean and in its designated location by the end of the Rental Period. Auto Tech shall pay the reasonable repair or replacement cost for missing or damaged items beyond ordinary wear.

(c) Prep room / paint booth. Use requires Owner's specific approval and completion of required orientation. Auto Tech shall use only approved coatings, thinners, cleaners, and equipment; provide safety data sheets upon request; comply with ventilation, fire-suppression, ignition-control, grounding, personal-protective-equipment, respirator, and occupational-health requirements; protect against overspray; and clean filters, surfaces, equipment, and waste as directed. Auto Tech may not operate the booth or prep room if ventilation or safety systems are unavailable or impaired.

11. Safety Rules. Auto Tech shall follow all posted rules, applicable MIOSHA standards, fire-code requirements, emergency procedures, and Exhibit B. Auto Tech shall keep the bay orderly; use appropriate personal protective equipment; maintain clear exits; control ignition sources; support elevated vehicles correctly; and never work while impaired by alcohol, cannabis, illegal drugs, or medication that makes the work unsafe. Horseplay, weapons, smoking, sleeping, and living at the shop are prohibited.

12. Environmental and Waste Responsibilities. Auto Tech shall minimize, identify, segregate, label, close, store, document, and dispose of wastes according to Owner's written program and applicable law. Auto Tech may not pour fluids into sinks, toilets, floor drains, storm drains, soil, dumpsters, or outside areas. Used oil, antifreeze, fuel, solvents, oily absorbents, filters, batteries, tires, refrigerants, and other regulated materials shall go only into Owner-approved containers or to approved vendors.

(a) Auto Tech shall immediately stop the source of a spill if it is safe to do so, protect drains, use the spill kit, notify Owner, and complete an incident report. Auto Tech is responsible for cleanup and regulatory costs caused by Auto Tech or Auto Tech's customers, workers, or invitees.

(b) No waste may be brought from another location without Owner's prior written approval. Auto Tech shall provide manifests, receipts, or other records when requested.

13. Insurance. Before access begins and throughout the term, Auto Tech shall maintain the insurance selected in Exhibit A with insurers acceptable to Owner. Required coverage may include commercial general liability, garage liability, garagekeepers legal liability, commercial auto, workers' compensation, employers' liability, and pollution liability. Certificates shall name Owner, the property owner, and any management company identified by Owner as additional insureds where applicable, provide primary and noncontributory coverage when available, and include waiver of subrogation when required. A certificate does not amend the policy, and Owner may request policy endorsements.

14. Risk of Loss and Personal Property. To the fullest extent allowed by law, Auto Tech bears the risk of loss to Auto Tech's tools, parts, inventory, vehicles, records, money, and other property, except to the extent finally determined to have resulted from Owner's gross negligence or willful misconduct. Auto Tech is responsible for protecting customer property and should not leave valuables in vehicles. Owner does not insure Auto Tech's property or customer vehicles.

15. Damage; Indemnification. Auto Tech shall promptly pay for damage to the premises, equipment, neighboring property, or vehicles caused by Auto Tech or Auto Tech's customers, workers, contractors, or invitees, excluding ordinary wear. To the fullest extent permitted by Michigan law, Auto Tech shall defend, indemnify, and hold harmless Owner, the property owner, and their officers, members, employees, and agents from third-party claims, losses, liens, penalties, cleanup costs, and reasonable attorney fees arising from Auto Tech's work, customer relationships, legal violations, bodily injury, property damage, or breach of this agreement, except to the extent caused by an indemnified party's gross negligence or willful misconduct.

16. No Liens or Encumbrances. Auto Tech shall keep the premises and Owner's property free of liens and claims arising from Auto Tech's labor, parts, debts, employees, contractors, or customers. Auto Tech shall not assert a possessory or garage-keeper lien in Owner's name or against Owner's property. Any lien rights relating to a customer vehicle must be exercised only in Auto Tech's lawful business name and in strict compliance with Michigan law. Auto Tech shall promptly discharge any improper lien or reimburse Owner for the cost of doing so.

17. Customers and Invitees. Auto Tech is responsible for the conduct and safety of all customers, vendors, delivery drivers, workers, and invitees connected to Auto Tech. Customers may enter work areas only when shop rules allow and while escorted. No minors may enter active repair areas except as permitted by law and Owner's written rules. Auto Tech shall not create a nuisance, excessive noise, confrontation, obstruction, or unsafe gathering.

18. Inspection and Records. Owner may inspect reserved Resources, tool inventories, insurance documents, licenses, certifications, vehicle logs, coating safety data sheets, and waste records reasonably related to shop safety and compliance. Inspection does not make Owner responsible for supervising Auto Tech's work or discovering defects. Auto Tech shall keep customer and business records secure and shall not access another operator's confidential information.

19. Default and Suspension. Auto Tech is in default upon nonpayment, expired insurance or certification, unsafe conduct, illegal activity, material misrepresentation, unauthorized persons, property damage, repeated rule violations, abandonment, or any other material breach. Owner may immediately suspend access or dangerous work, deactivate access credentials, and require vehicles or materials to be secured. Except where immediate action is reasonably necessary for safety, legality, or protection of property, Owner will provide the cure period stated in Exhibit A.

20. Termination. Owner may terminate immediately for serious safety violations, violence or threats, intentional property damage, theft, unlawful activity, work outside required certifications, lapse of required insurance, environmental release, falsified documents, unauthorized transfer of access, or governmental closure. Otherwise, termination will follow the notice provisions in Exhibit A. Termination does not release either party from payment, indemnity, confidentiality, cleanup, removal, or other obligations that by their nature survive.

21. Condition at Checkout or Termination. At the end of each Rental Period and at termination, Auto Tech shall stop work, return access devices and checked-out tools, remove all vehicles, parts, waste, signs, and personal property, and leave every used Resource clean, orderly, and free of spills and overspray. Auto Tech shall repair damage beyond ordinary wear. Property remaining after termination will be handled according to Michigan law; Owner does not waive any lawful towing, storage, or collection remedy.

22. No Assignment or Sharing. Auto Tech may not assign this agreement, transfer a reservation, sublease or share a Resource for compensation, sell access, lend tools, or transfer control of Auto Tech's business at the shop without Owner's prior written consent. Any attempted transfer is void and constitutes default.

23. Notices. Notices must be delivered personally, by nationally recognized courier, by certified mail, or by email with confirmation to the addresses in Exhibit A. Routine operational messages may be sent by text, but text alone is not sufficient for termination or legal notice unless receipt is acknowledged in writing.

24. Disputes; Governing Law and Venue. Michigan law governs this agreement without regard to conflict-of-law rules. Any court action shall be filed in a court of competent jurisdiction serving Detroit or Wayne County, Michigan. Before filing suit, the parties shall first attempt a good-faith meeting within ten business days after written demand, except that either party may seek emergency relief, file an insurance claim, preserve a limitations period, or use lawful collection or property-protection remedies.

25. Miscellaneous. This agreement, confirmed reservations, and its exhibits are the entire agreement regarding the Resources and replace prior discussions. Amendments and waivers must be in a writing signed by both parties. If one provision is unenforceable, it shall be limited or severed without affecting the rest. Failure to enforce a provision once is not a waiver. Headings are for convenience. Counterparts and electronic signatures are permitted. No rule of interpretation shall apply against a party merely because that party prepared the agreement.

Signatures

Each signer states that the signer has authority to bind the named party, has read the entire agreement and exhibits, understands the independent-business structure, and had the opportunity to consult an attorney and insurance professional.

OWNER / COMPANY	AUTO TECH / BUSINESS
Signature: _____	Signature: _____
Printed name/title: _____	Printed name/title: _____
Date: _____	Date: _____

Exhibit A - Business Terms and Required Documents

Complete every applicable blank and attach copies of the checked documents before providing building access.

A. Contact and Business Information

Owner legal name	_____
Owner notice address	_____
Owner email / phone	_____
Auto Tech legal name	_____
Auto Tech business / DBA	_____
Business address	_____
Auto Tech email / phone	_____
Emergency contact	_____
EIN / entity ID	_____
Repair-facility registration	No. _____ Expires: _____
Mechanic certification	No. _____ Expires: _____

B. Rental Resources, Rates, and Access

Rental selected	[ ] Hourly rental [ ] Daily rental
Resources selected	[ ] Bay No. ____ [ ] Hoist/Lift ID ____ [ ] Prep room [ ] Paint booth
Tools / other	[ ] Full tool set ID _____ [ ] Other: _____
Reservation	Date: _____ Start: _____ [ ] AM [ ] PM End: _____ [ ] AM [ ] PM
Minimum / rounding	Minimum _____ hours; additional time billed in _____ minute/hour increments
Daily period	A rental day equals _____ consecutive hours; starts at _____ and ends at _____
Access hours	_____

Resource	Hourly rate	Daily rate
Bay	$_____	$_____

Hoist / lift	$_____	$_____
Prep room	$_____	$_____
Paint booth	$_____	$_____
Full tool set	$_____	$_____

Payment	Due: _____ Method: _____
Deposit / hold	$_____
Overtime	$_____ per _____ without an approved extension
Cancellation	No fee with _____ hours' notice; later cancellation fee: $_____ / _____%
No-show / late arrival	Fee: $_____ / _____%; late arrival does not extend reserved time
Cleanup / supplies	Cleanup $_____/hour; paint, filters, PPE, consumables: _____
Damage / missing tools	Actual reasonable repair or replacement cost, less ordinary wear
Late payment	$_____ or _____% after _____ days, only as permitted by law

C. Assigned Areas and Permitted Work

Confirmed resources	Bay ____ Lift ____ Prep room ____ Paint booth ____ Tool set ____
Parking spaces	_____
Storage area	_____
Overnight vehicles	[ ] Not permitted [ ] Permitted only in: _____

Permitted repair categories and activities (check all that apply):

- [ ] Engine repair
- [ ] Engine tune-up / performance
- [ ] Front end / suspension
- [ ] Brakes and braking systems
- [ ] Automatic transmission
- [ ] Manual transmission / drivetrain
- [ ] Electrical systems
- [ ] Heating and air conditioning
- [ ] Collision-related mechanical repair
- [ ] Unitized body structural repair

- [ ] Pre-1973 vehicle repair
- [ ] Motorcycle repair
- [ ] Tire service
- [ ] Oil / fluid service
- [ ] Diagnostics
- [ ] Other: _____

Special activities permitted only if separately checked and supported by required controls:

- [ ] Welding / hot work
- [ ] Painting / refinishing
- [ ] Refrigerant recovery or charging
- [ ] Fuel-tank work
- [ ] Towing or vehicle transport
- [ ] Outdoor work
- [ ] Tire storage
- [ ] Vehicle sales or dealer activity

D. Insurance Requirements

General / garage liability	$_____ each occurrence / $_____ aggregate
Garagekeepers	$_____ per vehicle / $_____ aggregate
Commercial auto	$_____ combined single limit
Workers' compensation	[ ] Statutory limits [ ] Exemption reviewed by counsel/insurer
Employers' liability	$_____ each accident / disease limits
Pollution liability	$_____ [ ] Required [ ] Not required by Owner
Additional insureds	_____

E. Documents Received

- [ ] Government-issued identification
- [ ] Business formation or assumed-name record
- [ ] EIN confirmation
- [ ] Michigan repair-facility registration or written determination regarding responsibility
- [ ] Michigan mechanic certification(s) / trainee permit
- [ ] Certificate of insurance
- [ ] Additional-insured endorsement
- [ ] Workers' compensation certificate or documented exemption
- [ ] Commercial auto evidence
- [ ] Signed Exhibit B shop rules
- [ ] Lift/equipment orientation record
- [ ] Paint/prep-room orientation record
- [ ] Respirator / PPE compliance confirmation when applicable
- [ ] Emergency contact form

F. Equipment and Tool Checkout

Equipment / tool-set ID	Condition at handoff	Training verified	Return condition

Exhibit B - Shop Safety and Operating Rules

Auto Tech shall initial each section. These rules supplement the agreement. Owner may adopt reasonable written safety and operating updates after giving notice.

1. Access and security

- Do not share keys, codes, badges, Wi-Fi credentials, alarm information, or camera access.
- Keep customer keys in the designated secured location and identify them without exposing unnecessary personal information.
- Close and lock doors, shut down assigned equipment, and arm the alarm as instructed before leaving.

Auto Tech initials: _____

2. Work area and customers

- Keep aisles, electrical panels, exits, fire equipment, and overhead doors unobstructed.
- Customers and visitors must remain in approved areas unless escorted and authorized.
- No sleeping, living, parties, gambling, fighting, threats, smoking, or working while impaired.

Auto Tech initials: _____

3. Lifts, jacks, and elevated vehicles

- Inspect the lift, adapters, arms, locks, cables, and floor area before each use; report concerns immediately.
- Use manufacturer-approved lift points, correct adapters, mechanical locks, wheel restraints, and rated supports.
- Do not exceed capacity, improvise adapters, work beneath an unstable vehicle, or leave a raised vehicle unattended.

Auto Tech initials: _____

4. Fire, fuel, batteries, and hot work

- Store flammable liquids only in approved containers and cabinets; keep ignition sources controlled.
- Disconnect and service batteries using proper protection and ventilation.
- No welding, cutting, grinding near combustibles, painting, or fuel transfer without written approval and required fire controls.

Auto Tech initials: _____

5. Prep room and paint booth

- Use the prep room or paint booth only with a confirmed reservation, required orientation, and approved materials.
- Verify ventilation and fire-suppression systems are available; control ignition sources and use required PPE and respirator protections.
- Provide safety data sheets when requested; contain overspray and return the room, spray equipment, filters, and waste areas as directed.

Auto Tech initials: _____

6. Fluids, drains, and waste

- Use drain pans and funnels; keep containers closed, compatible, labeled, and in secondary containment where required.
- Never mix waste streams or discharge oil, coolant, fuel, solvent, refrigerant, or wash water into drains, soil, or trash.
- Clean minor spills immediately and report every spill, release, fire, injury, or damaged container.

Auto Tech initials: _____

7. Tools, compressed air, and tires

- Use guards, safety glasses, hearing protection, gloves, and other required personal protective equipment.
- Do not use compressed air to clean clothing or skin; inspect hoses and fittings before use.
- Follow tire-inflation and restraint requirements; do not service split rims or hazardous assemblies without proper equipment and training.
- Count the full tool set at checkout and return; do not remove tools from the premises or lend them to another person.

Auto Tech initials: _____

8. Vehicles and test drives

- Confirm customer authorization and insurance before moving or test-driving a vehicle.
- Use seat belts, obey traffic laws, avoid personal use, and follow the approved route and key log.
- Do not park in fire lanes, on sidewalks, on neighboring property, or in unassigned spaces.

Auto Tech initials: _____

9. Closing checklist

- Lower or safely secure vehicles; unplug chargers and portable heaters unless approved for unattended use.
- Close fluid containers, remove trash, clean the floor, return shared tools, and secure parts and customer property.
- Record overnight vehicles and keys, turn off lights and equipment, lock doors, and report unresolved hazards.

Auto Tech initials: _____

Emergency Information

Emergency	Call 911
Owner / manager	Name: _____ Phone: _____
Building address	_____
Fire extinguisher locations	_____

Spill kit / drain covers	_____
Utility shutoffs	_____
Nearest medical facility	_____

Auto Tech acknowledges receiving these rules, completing the required orientation, and agreeing to stop work and notify Owner whenever a condition appears unsafe or unlawful.

Auto Tech signature: _____	Date: _____
Owner/manager signature: _____	Date: _____