

RIDGECREST MOBILE HOME PARK

LEASE AGREEMENT

Agreement made this the _____ day of _____, 20_____, between RIDGECREST MOBILE HOME PARK, and the person/s whose signature/s are affixed hereto and referred to individually and collectively as "TENANT".

THE AGENT AGREES TO LET AND THE TENANT AGREES TO LEASE, FOR THE PARKING OF A RESIDENTIAL MOBILE HOME, THE PREMISES situated at LOT #_____ in the RIDGECREST MOBILE HOME PARK for a period of not less than three (3) months and then from month to month for an indefinite term at an agreed rental of \$155.00 per calendar month, the rent being for the lot and the water meter provided by the park, and being due and payable in advance by the FIRST day of each month. In addition to pre-payment of the first month's rent, TENANT agrees to deposit with the LANDLORD the sum of ONE HUNDRED FIFTY DOLLARS (\$150.00) as a LOT SECURITY DEPOSIT plus the sum of FIFTY DOLLARS (\$50.00) as a WATER METER SECURITY DEPOSIT.

TENANT agrees that LANDLORD may revoke said deposit for damage to the LOT or the WATER METER and for failure to replenish the said deposits and/or to pay the monthly rentals for LOT and WATER METER when due. If TENANT IS behind on LOT RENT AND/OR WATER BILL, then water service shall be disconnected until all delinquent monies are paid in full. If either or both deposits is/are revoked, or any part thereof, TENANT has ten (10) days from written notice to re-deposit with the LANDLORD any amount necessary to maintain the \$150.00 LOT SECURITY DEPOSIT and/or the \$50.00 WATER METER DEPOSIT or any partial unpaid as stated in the written notice to re-deposit, then and in that event LEASE will be automatically terminated.

THIS LEASE MAY BE TERMINATED by the TENANT or by the LANDLORD by either giving WRITTEN NOTICE of intentions to do so at least twenty (20) days in ADVANCE of the next calendar month.

TENANT agrees he/she will not assign or sublet the leasehold interest in the LOT or any part thereof to any person or persons without obtaining the prior written consent of the LANDLORD. TENANT agrees that there shall not be more than one (1) family living on the premises at any time. TENANT agrees not to sell or transfer ownership of TENANTS mobile home without advance notification to the LANDLORD.

TENANT agrees not to use or permit the premises to be used for any illegal or improper purposes, not permit any disturbances, noise or annoyance whatsoever, detrimental to the inhabitants of the premises or the reasonable comfort of the other inhabitants of RIDGECREST MOBILE HOME PARK or its neighbors. TENANT agrees that neither the AGENT nor the LANDLORD is liable to the TENANT or his guests, or any other persons for any damages, injury or losses to person or property caused by other tenants or persons, theft burglary, assault, vandalism or other crimes or negligence. TENANT agrees that the LANDLORD is not responsible for loss or damage due to ACT OF GOD, such as lightning, flooding, fire, hail, snow, ice or other natural causes. LANDLORD STRONGLY RECOMMENDS THAT TENANT SECURE INSURANCE AT TENANT'S EXPENSE TO PROTECT AGAINST ALL OF THE ABOVE OCCURRENCES.

TENANT agrees to skirt mobile home with vinyl siding before the initial three (3) month lease expires. FAILURE TO COMPLY WILL RESULT IN THE TERMINATION OF THIS LEASE.

TENANT agrees to install electrical service in conduit and bury underground. The mobile home is to be properly blocked and tied down. L.P. tanks are not allowed in that part of the park where natural gas lines are already in place.

TENANT agrees that it is Tenant's responsibility to keep outside appearance of mobile home and lot neat and well groomed.

TENANT agrees not to hold LANDLORD accountable for any interruption of services including, but not limited to water sewer, garbage pick up, gas or electrical. TENANT agrees to be responsible for any stoppage in plumbing and sewage due to misuse or neglect.

TENANT agrees the PETS ARE NOT ALLOWED TO FREELY ROAM THE PARK. Any pet that TENANT has must remain inside TENANT'S home, except when being walked outside by Tenant. Pet must be on leash held by Tenant while being walked.

TENANT agrees that parking is provided for no more than two (2) vehicles. VEHICLES ARE NOT PERMITTED OFF THE DESIGNATED PARKING AREAS. NO DISABLED OR NONWORKING VEHICLES ARE TO BE KEPT ON TENANT'S PREMISES. Upon written approval from the LANDLORD, TENANT, at his own expense, may increase the parking area size. Additional parking must be conducive to already existing parking. It shall be professionally installed and completed.

TENANT AGREES THAT CONSTRUCTION OF ANY KIND ON THE LOT MUST BE APPROVED – IN WRITING – BY THE OWNER PRIOR TO ITS BEGINNING. This includes, but is not limited to decks, porches, storage buildings, awnings, carports, fences, etc.

TENANT agrees to pay a late charge of TEN DOLLARS (\$10) on rental payments not postmarked or received in the office of the LANDLORD by the 5th day following the due date of such rental payment. An additional late charge of \$10.00 will be added for each additional month rent is late. TENANT agrees that if an Attorney is hired to collect or litigate any matter for the LANDLORD in reference to the TENANT, the TENANT will pay all costs and expenses, and in addition, a reasonable Attorney's fee not to exceed 33% of the amount in dispute.

LANDLORD reserves the right to modify rental rates and/or terms stated in this Lease Agreement upon thirty (30) days' written notice.

ANY VIOLATIONS OF THE TERMS OF THIS AGREEMENT WILL CONSTITUTE GROUNDS FOR
EVICTION AND TERMINATION OF THIS LEASE AGREEMENT BY LANDLORD OR AGENT.

SIGNATURE OF TENANT _____ DATE _____

SIGNATURE OF TENANT _____ DATE _____

SIGNATURE OF TENANT _____ DATE _____

SIGNATURE OF LANDLORD'S AGENT FOR RENTAL: _____ AGENT

ADDRESS TO MAIL PAYMENTS: RIDGECREST MOBILE HOME PARK, 2749 OAK GROVE ROAD,
HATTIESBURG, MS 39402