

**DAVID M. COX, INC., DBA**

**RIDGECREST MOBILE HOME PARK**

2749 OAK GROVE ROAD  
HATTIESBURG, MS 39402  
601-261-5522

LEASE AGREEMENT

1. TENANT: 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"
2. DEPOSITS & LEASE: 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 MONTHLY rental of \$200.00 LOT RENT PLUS \$30 MINIMUM WATER BILL (this includes 2000 gallons of water), TENANT agrees to pay for all overages over 2000 gallons, and being DUE and PAYABLE 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 TWO HUNDRED FIFTY DOLLARS (\$250.00) as a LOT SECURITY DEPOSIT, PLUS the sum of FIFTY DOLLARS (\$50.00) as a WATER METER SECURITY DEPOSIT.
3. REVOKED DEPOSITS: TENANT agrees the LANDLORD may revoke said deposit for damage to the LOT or the WATER METER and for failure to pay LOT RENT AND WATER BILL. TENANT'S deposit will be revoked if discovered subleasing or renting said mobile home to anyone not on this lease agreement. If TENANT IS behind on LOT RENT AND/OR WATER BILL, water service will be disconnected until all delinquent monies are paid in full.
4. TERMINATION OF LEASE: 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.
5. ASSIGNMENTS: TENANT agrees he/she will NOT ASSIGN, TRANSFER, AND/OR SELL 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 TENANT'S mobile home without advance written notification to the LANDLORD. Prospective buyers of TENANT'S mobile home must complete an application from the LANDLORD prior to selling said mobile home. UNAPPROVED

transactions will require buyer to move mobile home out of the park and all deposits are revoked.

6. **DISTURBANCES/LIABILITIES:** 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 park, or the reasonable comfort of the other inhabitants of RIDGECREST MOBILE HOME PARK or its neighbors. Said disturbances, noises, annoyances or illegal activities shall be a breach of this agreement. 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.
7. **SKIRTING:** 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.**
8. **UTILITIES:** TENANT agrees that it is the tenant's responsibility to hook up Water, Sewer and Electricity. 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.
9. **APPEARANCE:** TENANT agrees that it is Tenant's responsibility to keep outside appearance of mobile home and lot neat and well groomed. This includes the cutting of grass, weed eating and keeping the exterior of mobile home clean. Tenant shall deposit all household garbage in a clean & sanitary manner into a proper receptacle with a lid on it. Tenant shall cooperate in keeping the garbage area neat and clean. Tenant shall be responsible for disposing of items of such size and nature as are not acceptable by the garbage hauler, such as bedding, furniture, building materials, appliances, fixtures, automobile parts and any other unwanted items.
10. **INTERRUPTION OF SERVICES:** Tenant agrees not to hold LANDLORD accountable for any interruption of services including, but not limited to Water, Sewer, and Garbage pickup, Gas or Electrical. This includes sewer disruption due to putting unapproved items into sewer like, but not limited to, baby wipes, personal hygiene, grease, cooking oils or anything that is not biodegradable.
11. **PETS:** TENANT agrees that **PETS ARE NOT ALLOWED TO FREELY ROAM THE PARK.** Any pet that TENANT has must remain inside TENANT'S home, except when being walked by TENANT. Pet must be on a leash held by TENANT while walking. **NO PIT BULL DOGS** are allowed in the park inside or outside at any time. No pets are allowed to be in pens, cages or teetered with a rope or chain on the outside of home or on porches at any time. Pets can only be outside on a porch while tenant is present and in control of said pet. Pets include other animals such as Fowl and Reptiles as well.
12. **PARKING:** TENANT agrees that parking is provided for no more than two (2) vehicles. **VEHICLES ARE NOT PERMITTED OFF THE DESIGNATED PARKING AREAS.** Said parking spaces shall not be used for parking of non-running vehicles, painting or repair of any

vehicle. All vehicles must have current license plate. Non-running or vehicles with expired or no license plates will be towed at owner's expense. At no time is it acceptable to park a vehicle in the yard or in grassy areas for any reason for any amount of time. Upon written approval from 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. LANDLORD WILL provide information on approved methods and materials that may be used in the expansion of parking areas. No other methods of expansion are acceptable. AT NO TIME is it acceptable to park in yards or grassy areas inside the Park.

13. PORCHES AND DECKS: TENANT agrees the CONSTRUCTION OF ANY KIND ON THE LOT MUST BE APPROVED – IN WRITING-BY THE OWNER PRIOR TO ITS BEGINNING. This includes, but not limited to decks, porches, storage buildings, awnings, carports, fences, etc. All porches, decks or any other exterior construction must be placed on piers and not placed in the ground. No digging in the ground is permitted for any reason other than the planting of flowers or landscaping. Tenant is responsible for damaged water, sewer or gas lines damaged by tenant or tenant's help. Tenant may call landlord for marking of said lines.
14. LATE PAYMENTS: TENANT agrees to pay a LATE CHARGE of TEN DOLLARS (\$10) on rental payments and FIVE DOLLARS (\$5) on water payments not postmarked or received in the office of the LANDLORD by the 5<sup>th</sup> day following the due date of such rental payment or water payment. An additional late charge of \$10.00/\$5.00 will be added for each additional month rent/water 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.
15. LANDLORD reserves the right to change or modify rental rates and or terms stated in this lease upon THIRTY (30) days written notice.

The undersigned Tenants have read and understand this agreement and hereby acknowledge receipt of a copy of this rental agreement. . ANY VIOLATIONS of the terms of this agreement will constitute grounds for EVICTION AND TERMINATION of this Lease Agreement by the LANDLORD OR AGENT.

Signature of Tenant \_\_\_\_\_ Date \_\_\_\_\_

Signature of Tenant \_\_\_\_\_ Date \_\_\_\_\_

Signature of David M Cox Agent \_\_\_\_\_ Date \_\_\_\_\_

ADDRESS TO MAIL PAYMENTS: RIDGECREST MOBILE HOME PARK, 2749 OAK GROVE RD.

LOT# 81, HATTIESBURG, MS 39402