

SADDLEBROOK MOBILE HOME PARK

2021-2022 LOT LEASE AGREEMENT

THIS LEASE, made this the ____ day of _____, 20__ by and between S&B Investment/
Saddlebrook Mobile Home Park, hereinafter called Lessor, and _____
_____ hereinafter called Lessee.

WITNESSETH:

Lessor does hereby let and lease to Lessee the following described mobile home lot in Auburn,
Lee County, Alabama, to wit:

Lot Number _____ located in Saddlebrook Mobile Home Park

Year: _____ Size: _____ Make: _____ BR _____ BA _____
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for occupancy by a mobile home to be used as a dwelling by Lessee and his or her immediate family and not otherwise during the term of **12 months**, to wit: From the **1st day of May, 2021** to the **30th day of April, 2022**, and Lessor covenants to keep Lessee in quiet possession of the premises during said term, provided that Lessee shall comply with all of the covenants, conditions, and stipulations of this lease. This lease must be renewed each year no later than April 1st. If Lessee fails to return the completed lease to the S&B Investment Office located at 4749 Wire Road, Auburn, AL by April 1st, the Lessee will be fined **\$100 per month** until the Lot Lease Agreement has been fully executed and submitted to the Gently Park Office.

Lessee does agree to pay the Lessor **\$265.00** in advance of the first day of each month, said rent being computed at the rate of **3,180.00** per **term**. Checks are to be made payable to Saddlebrook Mobile Home Park and include the lot number on the check.

A late fee of \$25.00 is charged if any outstanding balances have not been paid by the 5th of the month. An additional \$25.00 late fee will be charged for all outstanding balances not paid by the 15th. Rent that is mailed in must be received prior to the 5th to be considered on time.

There is a maximum occupancy of three (3) residents per lot.

It is agreed that if Lessee shall fail to pay any one of the installments of rent at the date when due or fail to perform and of the provisions of this lease, then, at the election of the Lessor, all of the remaining installments shall at once become due and payable, and Lessor may treat them as due and payable without notice to Lessee. Lessee hereby waives notice of any default of this contract

Lessee agrees to pay a reasonable attorney's fee and all costs incurred by Lessor in the event it becomes necessary for Lessor to employ an attorney to collect any of the rent agreed to be paid or to enforce performance of any of the provisions of this lease agreement, and in the event that suit is filed or any court proceedings are instituted to enforce any of the provisions of this lease, it is agreed between the parties that such suit or proceeding shall be brought in the appropriate court in Lee County, Alabama. It is further agreed that all parties to this agreement shall accept service in any such suits by registered or certified mail, regardless of where said parties may reside when such suit is brought. Lessee expressly waives all exemptions secured to the Lessee under the laws of Alabama or of any other State, as against the collection of any debt herein or hereby incurred or secured. Lessee hereby further covenants that if any default is made in the payment of said rent or any part thereof, at the time above specified, or if default be made in the performance of any of the covenants or agreements herein contained, this lease, at the option of the Lessor, shall wholly cease and terminate and said Lessor may reenter the said premises and remove all persons and property therefrom; and the Lessee hereby expressly waives the service of any notice of intention to reenter, notice to terminate the tenancy, notice to quit or demand for possession.

Acceptance of rent by the Lessor from any assignee, or successor in interest to the Lessee with or without notice to the Lessor shall not relieve the Lessee from liability to pay the rent or other charges herein provided for.

SUBLEASE:

Lessee agrees not to sublet the premises. Roommates must make application and be approved. Lessee(homeowner) will not be allowed to rent homes for investment purposes. At least one occupant should be related to Lessee.

LESSOR RESPONSIBILITIES:

Lessor agrees to repair all underground pipes and to relieve stoppage of the same after reasonable notice from the Lessee, if due to natural causes or deterioration, provided, however, that Lessor shall not be responsible for the same if such is caused by carelessness, neglect or improper use by Lessee. Lessee agrees that Lessor shall not be responsible for the repair of such underground pipes or stoppage unless Lessor has been given reasonable notice by Lessee and a reasonable time to cure. In the event that such stoppage is the fault of Lessee, Lessee shall immediately reimburse the Lessor for the costs of repairing or unstopping such pipes. Lessor shall not be responsible for any damage incurred by Lessee for its failure to make such repairs. Lessee agrees to install proper water connections from the water supply to the mobile home and to install a clean-out and access door to the sewage line for the purpose of cleaning out the line.

Lessor reserves the right to, at any time during the term of this lease, increase the lot rent by an amount not to exceed 15% of current monthly rate if deemed necessary due to increase in Lessor's taxes, water rates, garbage collection fees, or other variable costs incurred in the operation of said premises.

Lessor reserves the right, at any time during the term of this lease to discontinue providing basic cable and/or change cable providers. Lessor also may at any time during the term of this lease add internet service at an additional cost to Lessee.

Lessor reserves the right to add, remove, or change any rule within the Rules & Regulations during the lease term provided lessor submits written notice to the owner/lessee and/or the occupant (s) listed on this lease.

LESSEE RESPONSIBILITIES:

Lessee agrees to absolve Lessor from personal responsibility in the event the occupant of the premises at the commencement of the term of this lease fails or refuses to surrender to vacate to Lessee until Lessor has been given a reasonable time to lawfully regain possession of said premises.

The parties agree that this lease is binding upon Lessor, Lessee, their heirs, devisees, legatees, executors, administrators, legal representatives, successors or assigns of the Lessor and Lessee respectively.

The failure of the Lessor to insist upon strict performance of any of the covenants or conditions of this lease or to exercise any option herein conferred in any one or more instances shall not be construed as a waiver or relinquishment of any such covenants, conditions or options but the same shall be and remain in full force and effect.

The Lessee agrees that all personal property placed in the leased premises or in any other portion of the Lessor's property or any place appurtenant thereto shall be at the sole risk of the tenant or the owners thereof and the Lessor shall in no event be liable for the loss, destruction, theft of or damage to such property. Residents are encouraged to secure and appropriate insurance to cover such losses.

The Lessor concedes the Lessee's right to have parties, or a number of guests, but in doing so, shall insist that perfect order prevail, and that boisterous conduct be avoided. A violation of this regulation will, at the option of the Lessor, void this lease.

The Lessor reserves the right to make and enforce such other reasonable rules and regulations as in its judgment may be deemed necessary from time to time to promote the safety, care and cleanliness of the premises and for the preservation of good order herein and Lessee does agree to obey all rules and regulations promulgated by Lessor and agrees that a violation of said rules and regulations will, at the option of Lessor, void this lease.

Lessee agrees to repair all underground pipes from the meter to the home and to relieve stoppage of the same. If due to natural causes or deterioration, Lessor will be responsible for repairs, however, the Lessor shall not be responsible for the same if such is caused by carelessness, neglect or improper use by Lessee. Lessee agrees that Lessor shall not be responsible for the repair of such underground pipes or stoppage unless due to natural causes or deterioration. In the event that such stoppage is the fault of Lessee, Lessee shall immediately reimburse the Lessor for the costs of repairing or unstopping such pipes. Lessor shall not be responsible for any damage incurred by Lessee for its failure to make such repairs, nor will the Lessor reimburse Lessee for excessive water bills. Lessee agrees to install proper water connections from the water supply to the mobile home and to install a clean-out and access door to the sewage line for the purpose of cleaning out the line.

Lessee understands that Saddlebrook Mobile Home Park observes a **zero tolerance** policy against criminal activity of any kind. In the event that you or your guests participate in criminal activity of any kind, you will be evicted from Saddlebrook Mobile Home Park and the proper law enforcement officials will be contacted.

DEPOSIT:

Lessee is required to make a lot deposit of **\$265.00** Said deposit is to be returned to Lessee within 30 working days of the time Lessee surrenders possession of the premises, so long as such surrender is made according to the terms and covenants of this lease.

Lessee agrees to permit no waste on the property, but on the contrary to take good care of the same; and upon termination of this lease, to surrender possession of the same without notice, in as good condition as at the commencement of the term, or as such may be put in during the term as reasonable use and wear thereof will permit.

It is further agreed that no alterations, repairs, changes or improvements of any type or character are to be made in or to the premises hereby leased, without the consent in writing of the Lessor, except such as are necessary for the proper care and maintenance of the premises in an emergency.

It is agreed that any Lessee wishing to move their home from Saddlebrook Mobile Home Park must give management a 30-day notice and must pay a \$350.00 moving deposit. This deposit will be refunded within 7 days from the date of management's approval that vacated lot has been raked clean of all debris.

PETS:

OUTSIDE PET:

1. Only 2 dogs will be allowed as an outside pet.
2. Dogs must be kept in an in-ground chain link pen. (No chicken wire)
3. Dogs must be at least one year old.
4. Residents must fill out the required Pet Addendum and Pet Registration Form at S&B Investment Office.

It is agreed that no pets will be kept on the premises herein leased unless provision is made in writing with the Lessor, which requires that a Pet Addendum and Pet Registration Form completed prior to bringing the pet(s) on the premises.

Further information regarding pets can be located in the Saddlebrook Mobile Home Park Rules and Regulations.

It is further agreed that no fencing will be allowed on the premises other than in-ground chain link fences, which must be professionally installed and approved in advance by the manager. Any other nonconforming fencing must be taken down upon the sale or removal of the mobile home.

ABANDONMENT:

It is agreed that if the leased premises shall be abandoned or become vacant during the term of this lease without the Lessee having paid in full the rent of the entire time then and in such case the Lessor shall have the right at its option to take possession of the leased premises and to let the same as the agent of the Lessee and apply the proceeds received from such letting towards the payment of the rent due by Lessee under this lease and such re-entering and re-letting shall not discharge the Lessee from liability for rent or other charges, nor from any other obligations under the terms of this lease; or at the option of the

Lessor the rent for the entire term shall at once become due and payable and the Lessor may proceed to the collection of rent for the entire term as if by the terms of this lease the entire rent for the entire term should be made payable in advance, or the Lessor may at its option re-enter the leased premises and annul and terminate this lease. These provisions, however, are not to be construed as limiting the Lessor's legal rights but are in addition to such existing rights.

EVICITION:

If at any time management finds that the owner and/or occupant(s) of the home have been charged or convicted of a misdemeanor or a felony, they will be banned from Saddlebrook Mobile Home Park within 48 hours. Additionally, management reserves the right to remove any guest from the premises at any time.

Any mobile home not maintained in a structurally sound or cosmetically neat condition shall be just cause for eviction, based on the Saddlebrook Mobile Home Park Rules and Regulations. Lessor has the right to refuse renewal of the lessee's lease agreement for the upcoming lease year.

Any homeowner with a delinquent balance exceeding sixty (60) days will be subject to a thirty (30) day eviction at the homeowner/Lessee's expense.

