**\*\*\*\* MOBILE HOME PARK
LOT RENTAL LEASE AGREEMENT**

1. **PARTIES.** This lease agreement (“Agreement”) is entered into on this \_\_\_\_\_\_ day of \_\_\_\_\_\_\_\_\_\_\_,

20\_\_\_\_\_ by \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (“Tenant”) and \*\*\*\*\*\*\* Mobile Home Park (“Landlord”).

2. **LEASED PREMISES.** Landlord hereby leases to Tenant and Tenant hereby leases from Landlord the following described property: \*\*\*\*\*\*\*\*, **LOT # \*\*\*\*\*, \*\*\*\*\*\*\*\***, PA 16\*\*\*.

3. **TERM OF THE LEASE.** The lease term of this Agreement shall commence on the date set forth in Paragraph 1 above and shall continue thereafter on a month-to-month basis. The Agreement will automatically renew each month unless either of the parties provides a thirty (30) day written notice to the other party of its election to terminate the lease arrangement on the lot as set forth in paragraph 9

4. **RENT.** Tenant hereby agrees to pay the rental payments stipulated below for the entire term of the lease. Payments should be made to **\*\*\* MOBILE HOME PARK** by mail at PO Box 850, Cochranton, PA 16314 or at such other place Landlord shall designate. Lot rent is for the leased premises shall be paid in advance and without demand in the amount of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_per month and is due on or before the 1st day each month A discount of $30.00 per month will be given to all tenants whose rent payment is received by our office on or before the 5th of each month.

Tenant’s right to possession and Landlord’s obligations are expressly contingent upon the prompt payment of rent and the use of the leased premises by Tenant is obtained only on the condition that rent is paid in full. All moneys received by Landlord shall be applied first to non-rent obligations of the Tenant, including late charges, charges for returned checks, if any, then to rent, regardless of notations on the check. At Landlord’s option, Landlord may at any time require that all rent and other sums be paid by cashier’s check, certified check or money order.

5. **LATE PAYMENT FEES.** If rent is not paid by the fifth day of the month, the rent will be considered delinquent and eviction proceedings will commence immediately pursuant to the Mobile Home Park Rights Act.

.

6. **NSF (Not-Sufficient-Funds) CHECKS.** Should the Tenant remit a check to the Landlord that is not paid by Tenant’s bank due to Not-Sufficient-Funds, Stop Payment, Closed Account or any other reason, a fee of $50.00 shall be assessed to and paid by Tenant in addition to the amount of the returned check. Furthermore rents paid by the returned check will not be discounted if a timely payment discount was taken by the tenant. Once a returned check has been issued by the Tenant to the Landlord, no further personal checks shall be accepted by Landlord from Tenant and the Tenant will be required to make all further rent payments by money order or certified check.

7. **SECURITY DEPOSIT.** Tenant agrees to deposit with Landlord, upon the execution of this Agreement between the parties, a security deposit in the amount of $\_\_\_\_\_\_\_\_. This deposit shall be held pursuant to Pennsylvania’s Landlord Tenant Act of 1951 and will be held as security for full and faithful performance of all of the terms and conditions of this Agreement by Tenant. This Deposit shall not be construed as rent, and any attempt by Tenant to withhold payment of the last month’s rent, on the grounds the Deposit serves as security for unpaid rent, is a violation of the Agreement. **At least thirty (30) days written notice of intent to vacate must be given to Landlord for refund of security deposit.** Refunds shall be made in accordance with this Agreement.

8. **SECURITY DEPOSIT DEDUCTIONS.** There shall be deducted from the Deposit appropriate charges for (a) unpaid rent including late charges (b) unpaid utilities or damaged utility hook ups, (c) cleaning, damages and required repair to the leased premises, (d) removing and/or storing abandoned property, (e) removing abandoned or illegally parked vehicles, (f) attorney’s fees and court costs incurred in any eviction proceeding against Tenant and (g) other charges provided for herein or agreed to by the parties hereto. **Deposit will be first applied to non-rent items, including late charges, charges for returned checks, deductions outlined above, if any, then to unpaid rent.** Any balance of Deposit shall be refunded to Tenant’s forwarding address provided to Landlord in writing by Tenant in accordance with state law. Landlord shall provide Tenant a written report of any deductions. **If deductions exceed the Deposit, Tenant agrees to pay to Landlord any overage amount within (10) days of written notice to Tenant by Landlord**.

9. **NOTICE.** At least thirty (30) days written notice of intent to vacate must be given to Landlord prior to move-out by Tenant and at least thirty (30) days written notice of intent to vacate must be provided by Landlord to Tenant. **Said notice shall be provided to the other party either by a) hand delivery, or b) by certified mail/return receipt requested at the addresses provided herein. VERBAL NOTICE IS INSUFFICIENT UNDER ANY CIRCUMSTANCES.** Failure to provide the thirty (30) day written move-out notice will result in the forfeiture of Tenant’s deposit.

10. **USE OF LEASED PREMISES.** The lease premises shall be used as a single family private dwelling only, with the total number of adults and children residing therein not to exceed \_\_\_\_ family members. This number is based on 2 persons per bedroom. This standard is in reference to the “Keating Memorandum” March 20, 1991, which established a two-person-per-bedroom standard and satisfies both HUD (U.S. Department of Housing and Urban Development) and BOCA (Building Officials & Code Administration International, INC) guidelines.

Tenant shall not permit the leased premises or any part thereof to be used for (a) the conduct of any offensive, noisy, or dangerous activity, (b) repair of any vehicle, (c) the conduct of any business of any type, including child care, (d) the conduct of any activity which violates any applicable deed, homeowners or community restrictions (e) any purpose or in any other manner which will obstruct, interfere with or infringe on the rights of other persons near the leased premises. Tenant shall not permit more than two (2) vehicles on the leased premises unless authorized by Landlord in writing. Non-operative vehicles shall not be stored on the leased premises or adjacent to the leased premises. Any of Tenant’s vehicles which are deemed inoperable may be towed by Landlord at Tenant’s expense. Over-sized vehicles must have approval by management before being parked on the premises. The leased premises which are reserved for Tenant’s private use shall be kept clean and sanitary by Tenant. Tenant shall be liable to Landlord for damages caused by Tenant, Tenant’s guests, pets, or occupants. In the event that guests are not abiding to the rules and regulations of the Park, they are to vacate the Park premises; if they refuse to vacate the Park premises then they are trespassing and will be charged with such. Under no circumstances shall any individual(s) occupy a mobile home other than those this contract is designated for. Guests may not stay in the leased premises longer than seven (7) consecutive days without Landlord’s written permission. Violation of any portion of this paragraph shall effect immediate cancellation of this lease agreement at the option of the Landlord with a five (5) day notice hereby waived.

11. **RESPONSIBILITY FOR CONDITION OF LEASED PREMISES.** Tenant shall use reasonable diligence in the care of the leased premises and shall be responsible for keeping the home and lot clean and neat and for (a) any cost of plumbing stoppages, (b) damages from plumbing stoppages (c) maintaining the yard including the shrubbery, (d) prompt removal of trash from the leased premises, (e) eliminating any condition that may be dangerous to health and safety, (f) damages resulting from Tenant’s negligence. All mobile homes must be kept in good condition and neat in appearance. All mobile homes must have sound windows, doors, no holes in the exterior, etc. Park Management reserves the right to approve or disapprove entry of any mobile home into the park due to age and condition.

12. **AUTHORIZED OCCUPANTS OF LEASED PREMISES.** The leased premises are to be occupied by the following individuals (one family) only. Any additions and/or changes to the adults residing in the home must be approved by the landlord and a new lease agreement will be executed:

(1)\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (2)\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

(3)\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (4)\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
(5)\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (6)\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

13. **LIABILITY.** Landlord shall not be liable to Tenant, Tenant’s guest(s) or other occupants, for any damages, injuries, or losses to person or property caused by fire, flood, water leaks, ice, snow, hail, winds, explosion, smoke, interruption of utilities, theft, burglary, robbery, assault, vandalism, other persons, conditions of the leased premises, or other occurrences unless such damage or injury is caused by gross negligence of Landlord. Tenant agrees to notify Landlord immediately of any dangerous or potentially dangerous conditions on or about the leased premises. Landlord strongly recommends that Tenant secure his own insurance coverage for protection against such liabilities and losses. If Landlord, Landlord’s Representatives, agents or employees are required to render services not contemplated in this Agreement, Tenant agrees to hold harmless Landlord and the others named from all liability in connection with such services.

14. **DEFAULT BY TENANT.** If Tenant fails to pay rent or other lawful charges when due or if Tenant fails to reimburse Landlord for damages, repairs, or other costs when due as provided in this lease agreement, or if Tenant abandons the leased premises, or if Tenant, Tenant’s guest or other occupants violate this Agreement and/or Landlord’s Rules and Regulations, Landlord may terminate Tenant’s right of occupancy by giving Tenant five (5) days’ notice to vacate in writing; except however, notice may be by mail or personal delivery to Tenant or left in a conspicuous place on the front door. SUCH TERMINATION DOES NOT RELEASE TENANT FROM LIABIITY FOR FUTURE RENTALS. LANDLORD’S ACCEPTANCE OF RENT OR OTHER SUMS DUE AFTER LANDLORD GIVES TENANT NOTICE TO VACATE OR AFTER LANDLORD FILES EVICTION SUIT SHALL NOT DIMISH LANDLORD’S RIGHT OF EVICTION AND SHALL NOT WAIVE LANDORD’S RIGHT OF PROPERTY DAMAGE, PAST OR FUTURE RENT, OR OTHER SUMS DUE. If Landlord prevails in any suit for eviction, unpaid rentals, charges or damages, Tenant shall be liable for Landlord’s administrative costs, court costs and reasonable attorney’s fees and all amounts shall bear 10% interest from due date. **Landlord may report rentals or unpaid damages to the local credit bureau for permanent recordation in Tenant’s credit record.**

15. **DEFAULT BY LANDLORD.** Landlord agrees to act with diligence to make all reasonable repairs required of Landlord under this Agreement, subject to Tenant’s obligation to pay for damages caused by Tenant or Tenant’s guests or occupants. **If Landlord violates the foregoing, Tenant may terminate this lease only when the following procedures are followed.** (a) Tenant shall make written request for repair or remedy of the condition and all rents must be current at such time; (b) after receipt of such request, Landlord shall have reasonable time for repair considering the nature of the problem and the reasonable availability of materials, labor, and utilities; (c) if such reasonable time has lapsed and if Landlord has not made a diligent effort to repair, Tenant shall then give Landlord written notice of intent to terminate the Agreement unless the repair is made within seven (7) days; and (d) if repair has not been made with such seven (7) day period Tenant may terminate this lease. Then the deposit and pro-rated rent will be refunded as provided in the Agreement.

16. **PETS.** No dogs are allowed in the community unless approved by park management.
House cats are permitted at this time with no rent increase; however cat owners must follow the same outside rules as dog owners. Cat owners must also provide current photos, and information sheets on each cat.

Under no circumstance are any outside pets permitted in the Park, including but not limited to: cats, sheep, goats, rabbits, chickens, etc

**DOGS**

a. Park Management does not promote dog ownership in its mobile home parks. Therefore effective May 2009, two dogs per mobile home maximum will be permitted, subject to a $50.00 per month increase in rent, ***per dog***. Countryside and Maple Knoll Mobile Home Park tenants, who have approved dogs prior to May 2009, are exempt from this increase. Any replacement dogs will be subject to all fees and must be approved by park management

b. Park Management reserves the right to accept or reject any dog; Park Management reserves the right to “meet” the dog before granting entrance into the Park. All replacement dogs must also be approved for entry into the Park.

c. Dog’s must not exceed a body weight of more than 40 pounds full grown. Under no circumstances will any of the following breeds of dogs be allowed to enter the Park, Pit Bull, German Shepherd, Doberman, or any breed deemed aggressive by Park Management.

d. Tenants must furnish Park Management with a current photo, complete a pet information sheet and sign a mobile home park pet agreement. Tenants should also provide a current copy of home owners liability insurance listing pet liability must be presented to Park Management and must show appropriate Park name as loss payee, so that in the event of insurance lapse, Park Management will be notified.

e. Approved pets must remain inside of the home and only allowed outside of the home when placed on a hand leash (attached to Tenant’s hand) AND when accompanied by Tenant. **DO NOT TIE, STAKE, KENNEL, CHAIN OR OTHERWISE CONFINE PETS IN THE YARD.**

f. Tenant shall **ONLY** walk his or her dog(s) in Tenant’s own yard or on park owned, community property (no exceptions). Tenant is responsible for picking up and disposing of any dog droppings.

g. Any pets outside of the home without a hand leash will result in an immediately due and payable fine of **$100.00 per unleashed pet**.

h. Failure to pick up droppings made by Tenant’s dog(s) will result in an immediately due and payable fine of **$100.00 per occurrence.**

**i.** Noisy or unruly dogs or those who cause complaints will not be permitted to remain in the Park.

j. Subsequent violations will result in the same fine being assessed and/or the pet being removed from the premises by the proper authorities at the expense of the Tenant. Management retains the right to bar any and all pets from the community at its sole discretion.

***Tenants are encouraged to contact the local Dog Warden if they see unattended dogs in the Park.***

17. **RENT INCREASES.** At least thirty (30) days prior written notice is required for any rent increase. Said notice of rent increase shall be provided by either a) posting the notice outside of the office and/or b) posting the notice on the community’s website. If such notice of rent increase is given to Tenant, this lease agreement shall automatically continue on a month-to-month basis at the increased rental rate beginning on the effective date of rental increase.

18. **TENANT’S HOME SITE.** It is Tenant’s responsibility to keep his or her lawn neat and free of debris at all times.

a. Should management have to pick up papers, garbage and/or other refuse from Tenant’s yard, management reserves the right to assess tenant a fee for the clean-up.

b. Tenant is responsible for the appearance of the mobile home and lot, including but not limited to the grass, shrubbery, flower beds, porches, sheds, home, etc. Lawns not properly maintained by the Tenant will be maintained by management with the Tenant being assessed a lawn maintenance fee to be paid with the following month’s rent.

c. Wire fences are not permitted. Wooden fences no more than 15” high may be used around flowers and shrubs. Park Management does not promote privacy fencing, however those tenants wishing to install privacy fences between lots must first obtain express written permission of Park Management, the cost to purchase, install, and maintain said fences will be the sole responsibility of tenant, and must be approved by Park Management.

Tenants wishing to beautify their lot with flowers, shrubs, small trees, etc., may do so with Park Management approval, however once said items are planted tenant is responsible for the maintenance of them and they become the property of the Park Ownership and may not be removed without written permission from Park Management

d. Homes must be skirted with industry approved skirting material within thirty (30) days after move-in. An exception due to weather may be granted at the sole discretion of Park Management

e. All patios, porches, awnings, steps, storage sheds, ect must be approved by management in writing prior to erection and installation on the home site and must be installed at the direction of Park Management.

f. Only furniture specifically designed for outdoor use will be allowed outside of the mobile home. Lawn care equipment, BBQ pits, tools, toys and sports equipment must be in storage when not in use.

g. Tenant shall obtain permission from management prior to planting or digging on the premises (due to underground location of utilities). No shrubbery or trees can be removed upon termination of occupancy.

h. Only umbrella style clothes lines are permitted
i. Porches must be kept clean and neat at all times.

j. The home site is rented to the Tenant signing the Agreement. Any Tenant selling his mobile home (with home remaining in the community) must contact park management and have the new resident approved before the sale is completed and before the new resident moves into the park. If the perspective buyer plans to move said mobile home from the Park, all rents must be current before permission will be granted to move mobile home from Park.

k. The use of water to irrigate gardens is not permitted. This policy is a result of higher water usage which results in higher chemical costs to treat the water.

l. Swimming pools are prohibited; this is due to both insurance and liability issues as well as increased water usage associated with them.

m. No flushing of foreign materials, disposable napkins, diapers, paper towels, coffee grounds, cigarette ashes or stubs, etc. down sinks or commodes. Tenants will be charged for all costs to repair or unplug sewers resulting from a violation of this regulation. Tenants are responsible for all plumbing from the ground up, including sewer lines; Park Management is responsible for all plumbing underground.

n. No wood burning devices are permitted to be installed, if tenants have had wood burning devices installed prior to May 2009, then they may continue to operate them. UL listed pellet stoves, corn burners, and anthracite coal burners will be acceptable, however they must be installed according to current building code standards, and must have written approval by Park Management.

o. No burning of trash, boxes, furniture, or the like in the burn pile areas. According to the DEP the only items that may be burnt would be natural debris from lawn clippings, limbs, leaves, etc. Feel free to pile those types of items on the burn pile, and burn them as you do. Any tenant that is found to be placing or burning any items other than those permitted by the DEP in the burn pile will be in violation of the park rules as well as in violation of the DEP regulations and a $100 Fine will be accessed to the tenant
p. Propane and oil tanks, porches, steps, etc., are to be kept painted and secured properly in order to assure safety for all tenants, their families, guests, and Park Staff. Park Management must be notified immediately of any oil tank spills, or leaks. Tenant assumes all responsibility and any costs associated with leaks or spills of fuel oil or kerosene.

q. All tenants will make arrangements with local utilities serving the Park for service. Connections to all utilities must be in accordance with current building codes. It is the tenants’ responsibility that water connections are prepared to ensure that they do not freeze, or leak.

r. All mobile homes must be sided with industry approved siding material. Any pieces of missing siding must be replaced within thirty (30) days. An exception due to weather may be granted at the sole discretion of Park Management

19. **GARBAGE.** \*\*\*\*\*\*\*\* Mobile Home Park provides garbage dumpsters for the community. These containers are for household garbage generated in the park only.

a. Garbage must be placed in garbage bags before being put in the dumpster. All garbage must be placed inside the dumpster. When putting cardboard boxes in the dumpster please break them down so they take up less space.

b. No garbage bags will be placed outside of the home, on porches, in vehicles, outside or around the dumpster, etc.

c. No outside garbage cans are allowed in the community.

d. Failure to obey these guidelines will result in a fee of $100.00 being assessed against the Tenant.

e. **Do not place large items in the containers.** Any large furniture or appliances that cannot be placed inside the dumpster will be your responsibility to discard; Keberts in Meadville will take most of those items.

f. Tenants are urged to use common sense when filling dumpster and shut the lid when finished using dumpster, to reduce critters and odors.

g. Tenants are encouraged to report to Park Management any person(s) who use the dumpster for items other than household refuse, or any person(s) who are not tenants of the Park. Tenants should not approach unauthorized users of the dumpster rather gather license plate numbers and the description of the vehicle driven.

20. **PARKING.** Tenant agrees to park vehicles in designated parking areas only. Trucks over 1 ton are not permitted without the approval of management. No buses, commercial vehicles, unlicensed or inoperable vehicles will be permitted. No more than two (2) automobiles per home site are allowed without approval from management. Parking or driving on the grass or outside of designated areas will result in a fine of $100.00 being assessed AND any damage to the premises to be repaired at Tenant’s expense. DO NOT PARK VEHICLES IN THE STREET.

21. **GUESTS.** Tenant is responsible for the conduct of all guests of the Tenant at all times and is financially and legally liable for any and all damage caused by Tenant’s guests to the community or home sites of other residents in the community.

22. **CHILDREN.** Children in the community are the sole responsibility of the children’s parents or the Tenant that the children are a guest of. Children must be kept under close personal supervision and be accompanied by an adult at all times. Children are not allowed to play or loiter on another resident’s home site without said resident’s approval. Children’s toys, bikes, etc must be picked up from the lot and kept in an organized and neat manner. Sugarcreek Mobile Home Park tenants beware that Sugar Creek runs parallel with the Park, Country Side Mobile Home Park tenants beware that a deep ditch runs behind the lots on Oak Street, as well as along Shreck Road. Parents should take precaution to ensure that your children are safe. Landlord will not be held liable or responsible for any accidents or injuries to life or limb of Tenant’s children due to the negligence of the child, parent or responsible adult in the community.

23. **GENERAL.**

a. No outdoor activity that is hazardous or dangerous in any way will be permitted in the community. Use of fire arms, BB guns, slingshots, bows and arrows, fireworks, and air guns is strictly prohibited.

b. Major repairs to automobiles are not permitted. Minor repairs not requiring more than 48 hours to complete may be performed provided no hazardous material is disposed of on park property and any debris is cleaned up properly.

c. Inoperable or wrecked automobiles must be removed from the community or said vehicles will be removed by management at Tenant’s expense. Tenant will be responsible for any damage to the premises caused by Tenant’s vehicles (i.e. oil and gas leaks).

d. Tenant agrees that the conduct of himself, his family and his guests will never be disorderly or boisterous, that their conduct will not disturb or interfere with the rights, comfort, or convenience of other persons on or around the leased premises, and that their conduct will not be unlawful or immoral. Tenants must be considerate of other tenants with radio, television, parties, cookouts, guests, pets, and family members.

e. Park management has established that quiet hours are from 10:00 PM until 7:00 AM
f. There will be no loud music permitted in the community.

g. No mobile homes shall enter or leave the community without providing the Landlord a minimum thirty (30) days written notice. No mobile homes may be moved from the community without the approval and presence of the Landlord.

h. Tenant is cautioned and urged to be careful of all electrical wires, objects left on the ground and the condition of walks, drives, steps, and yards. Landlord will not be responsible for injuries to person or property or for property lost by Tenants and guests resulting from fire, wind, accident, theft, and acts of nature or other casualty. Tenant assumes the risk of hazard which may be created by other residents in the community. Tenant agrees to hold Landlord harmless from all claims for any such damage or loss.

i. Any damage to community property or facilities resulting from careless or abusive conduct by Tenant or Tenant’s guests will result in the Tenant being held financially responsible for the costs of repair of the damage.

j. Tenant shall not peddle, solicit or conduct any commercial enterprise of any sort within the community. No signs of any kind may be erected on Park premises. Mobile homes for sale signs are accepted.

k. **The maximum speed limit in the community is 10 MPH**. Speeding in the community by Tenant or Tenant’s guests will not be tolerated. Landlord reserves the right to prohibit Tenant or Tenant’s guests from operating vehicles in the community if Tenant and Tenant’s guests cannot obey the posted speed limit.

l. If a motor driven vehicle, such as an ATV, snowmobile, dirt bike, etc, is operated within the park, it must be operated at slow or idle speed until taken from the Park premises, no revving of engines, is permitted. Tenants must use basic common courtesy while operating such motor driven vehicles on the Park premises.

24. **VIOLATIONS OF RULES.** Initial violations of the rules and regulations by any tenant will result in written notification of the violation, by Park Management. Subsequent violations will be handled pursuant to the Mobile Home Park Rights Act. Violations of the following rules will result in the waiver of the five day notice and immediate eviction from the community:

a. Destruction of property,

b. Disturbing or harassing other residents,

c. Drunk or disorderly conduct,

d. Causing a police action in the community,

e. Allowing unauthorized persons to live in the mobile home,

f. Failure to keep premises attractively maintained at all times,

g. Failure to pay any and all fines assessed by Landlord,

h. Failure to obey the community rules regarding pets.

24. **SUBLETTING.** Tenant shall not sublet the leased premises or any interest therein. It is expressly prohibited

25. **INSURANCE.**  Tenants are encouraged to obtain homeowners insurance for their protection, Park owners, or management will not be responsible for loss of property by fire, theft, malicious mischief, or acts of God.

26. **COMPLAINTS**. Tenants wishing to file a complaint with Park Management may do so with a signed and dated written complaint to PO Box 850, Cochranton, PA 16314 please include tenant and complaint, no complaints will be honored or addressed unless written, signed and dated. **This includes complaints about other tenants.** If the complaint results in a rules violation being filed, the written violation will be included to the tenant as basis for the violation.

27. **SUBORDINATION OF LEASE.** Tenant’s leasehold interest under this Agreement are and shall be subject, subordinate, and inferior to any lien or encumbrance now or hereafter placed on the leased premises by Landlord, to all advances made under any such lien or encumbrance, to the interest payable on any such lien or encumbrance, and to any and all renewals and extension of any such lien or encumbrances.

28. **TIME OF ESSENCE**. Time is expressly declared to be of the essence in this Agreement

29. **GENERAL**. No oral agreements have been entered into and this Agreement shall not be modified unless by written addendum. This is the entire agreement. IN THE EVENT OF MORE THAN ONE TENANT, EACH TENANT IS JOINTLY AND SEVERALLY LIABLE FOR EACH PROVISION OF THIS LEASE. Each of the undersigned states that he or she is of legal age to enter into a binding contract for lodging. All obligations hereunder are to be performed in the county in which the leased premises are located. In any lawsuit involving contractual or statutory obligations of Landlord or Tenant and originating in justice court, county or district court, the prevailing party shall be entitled to recover attorney’s fees and all other costs of litigation from the non-prevailing party. All amounts in any lawsuit judgment shall bear 10% interest from due date. Notice by Landlord to one Tenant constitutes notice to all Tenants. Unless otherwise stated in this Agreement, all sums owed by Tenant are due on demand. Should any clause in this lease or addendum, if any, be declared invalid by law, it shall not terminate or invalidate the remainder of this Agreement. All of Tenant’s statements in this Lot Rental Lease Agreement are material representations relied upon by Landlord.

**THIS AGREEMENT** and any addendum thereto have been executed in multiple copies; one for Tenant and one or more for Landlord. Any misrepresentations shall constitute a breach of this Agreement permitting the Landlord, at Landlord’s discretion, to terminate this Agreement.

**THIS IS A LEGAL DOCUMENT. READ IT CAREFULLY. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY PART OF THIS AGREEMENT, SEEK COMPETENT LEGAL ADVICE.**

 **TENANT(s) LANDLORD**

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
 Representative, \*\*\*\*\*\*\*\* Mobile Home Park

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \*\*\*\*\*\*\*\*\*\*\*
 \*\*\*\*\*\*\*\*\*\*, PA 16\*\*\*
 (814) 425-2299
\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
Address

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
Phone Number