

PIONEER PARK MOBILE ESTATES LONG TERM LEASE AGREEMENT

This LEASE AGREEMENT is made in duplicate on this [redacted] day of [redacted] 2016 by and between PIONEER PARK MOBILE ESTATES, LLC, hereinafter referred to as "PARK MANAGER", and [redacted] hereinafter referred to as "RESIDENT". All promises and agreements made by both parties shall be contained in writing in this Lease Agreement or in subsequent modifications.

PARK MANAGER rents to RESIDENT, Lot No. [redacted], located in:
PIONEER PARK MOBILE ESTATES
1282 3rd Street,
Lafayette, Oregon 97127.

The approximate dimensions of the lot being rented are 50 X 100. The lot is to be occupied only as a residence. The Federal Fair Housing Classification is: Family Park.

The person who is authorized to receive service of process on behalf of Pioneer Park Mobile Estates, LLC (Park Manager) is: Marie Sproul, Managing Partner
: 1282 3rd St., Lot #1
Lafayette, OR 97127

1 TERM. Subject to the provisions of Paragraph 14 below, this Lease Agreement is for a term of 36 months commencing on the [redacted] day of [redacted] 201[redacted] and ending on the [redacted] day of [redacted] 201[redacted] (the "ending date"). No later than sixty (60) days prior to the ending date, PARK MANAGER has the right, but not the obligation, to provide RESIDENT prior to sixty (60) days before the ending date, this tenancy shall automatically become a month-to-month tenancy upon the same terms and conditions as contained in this Lease Agreement, subject to PARK MANAGER'S right to increase the rent pursuant to Oregon law, if PARK MANAGER provides RESIDENT with the new documents. RESIDENT must notify PARK MANAGER in writing no later than thirty (30) days before the ending date whether RESIDENT will accept the new documents. If RESIDENT fails or unreasonably refuses to sign the new documents, the Lease Agreement shall terminate on the ending date, with no further notice or demand from PARK MANAGER, and tenant shall vacate the space. If RESIDENT vacates the home, leaving it upon the space, RESIDENT covenants and agrees to promptly sign a storage agreement provided by PARK MANAGER. PARK MANAGER shall have no obligation to permit RESIDENT to resell the home at the Park unless a storage agreement is signed. For a period of up to six (6) months RESIDENT agrees to pay a monthly storage fee equal to the current rental fee. RESIDENT may resell the home to a purchaser who, if approved by PARK MANAGER, may become a RESIDENT at the Park.

2 RENT. RESIDENT agrees to pay a base monthly rental fee of \$ [redacted].00 per month payable in advance on the 1st day of each month during the term of this Lease Agreement. The rent shall be paid at the park office. A late fee will be charged for all rents received at the park office after the 7th day of each month.

The above rental is based on RESIDENT having two 2 adult occupant(s) and two 2 vehicles per mobile home space. If PARK MANAGER accepts in writing additional occupants, the rental rate shall be adjusted as provided in Paragraph 4. MANAGER reserves the right to increase or decrease the rent as allowed by Oregon law. Rent adjustments will be preceded by a minimum 90-day written notice pursuant to ORS 90.600.

OCCUPANCY DEFINED AS: An adult occupant is considered to be any person age 21 and over. At any time during the term of RESIDENTS Lease Agreement with PARK MANAGER, occupancy of adults, children under age 21 and temporary occupant(s) will not exceed twice the number of bedrooms in the mobile home. A bedroom shall be designated as a bedroom by the mobile home manufacturer. A den must meet legal requirements of a bedroom to be considered a bedroom for the purposes of this Lease Agreement. Residents wanting more than two (2) people per bedroom can request an expansion of the occupancy limit. The PARK Manager will consider reasonable factors in determining whether to grant the request, such as the size of the home and the size of the rented space.

The base monthly rent shall be adjusted annually but limited to the sum of the adjustments described in subparagraphs A, B, and C below, adjusted to the nearest dollar, but under no circumstances shall the base monthly rent be less than \$ [redacted].00. In the event apportionment of rent is necessary, rent shall be prorated on a day-to-day basis with the monthly rent divided by the number of days in the month.

[redacted] [redacted] [redacted] [redacted]
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The parties to this Lease Agreement agree that the adjustments described in the subparagraphs A, B, and C below are adjustments under a mutually agreed rental formula.

Allocable share defined: For purposes of rent adjustments described in this paragraph, the Residents allocable share shall be 1/109.

A. Annual Expense Adjustment. Effective October 31, 201, and annually on each successive March 1 (the "adjustment date") during the term of this lease, monthly rent shall be adjusted upwards to 1/12th of the RESIDENT'S allocable share of the change in the following operating expenses for the 12 month period ending on October 31, preceding the adjustment date, as compared with the same expenses for the prior 12 month period. For purposes of this Lease Agreement, "operating expenses" shall be defined to mean and include all costs, charges, and expenses (irrespective of whether they could have been reasonably anticipated) directly or indirectly related to the operation and maintenance of the Park. PARK MANAGER'S decision not to include an operating expense in any particular year shall not be construed as a waiver of the right to do so in the future. The primary, but not necessarily entire operating expense items are described below:

- 1.) Accrued property taxes (net of discount) and assessments levied against the Park. Property taxes covered by this sub-paragraph shall include taxes on both real and personal property owned by the PARK OWNERS and utilized in connection with the Park but shall not include taxes on personal property owned by the RESIDENT. If the State of Oregon or any political subdivision thereof enacts a tax or excise on rents covered by this Lease Agreement as a substitute in whole or in part for real property taxes, such tax or excise shall be considered to be a real property tax or assessment levied or assessed against the premises for purposes of this Lease Agreement. However nothing contained in this Lease Agreement shall require RESIDENT to pay any income, or similar tax payable by PARK OWNERS.
- 2.) The accrued costs of management, utilities, and services provided by PARK OWNERS in connection with operation of the Park, including without limitation, PARK OWNER'S share of all electrical, fees, insurance, expenses, professional fees, sewer, supplies, telephone, trash removal, water and similar expenses.
- 3.) PARK OWNER'S accrued cost for providing services which, although not considered park of the normal operation of the park at the time of execution of this Lease Agreement are subsequently required by mandate of any governmental body. Expenses covered by this subparagraph shall include, without limitation, the indirect costs of compliance, including professional fees associated with any reporting or disclosure required by the governmental action.

B. Annual Cost of Living Adjustment. Effective March 1, 201, and annually on each successive adjustment date, monthly rent shall be adjusted upwards by 85% of the increase in the Consumer Price Index for the previous year ending 120 days prior to the adjustment date. For the purposes of this Lease Agreement, the term "Consumer Price Index shall refer to the All Urban Consumers U.S. City Average Index published by the U.S. Department of Labor.

No later than 90 days prior to the adjustment date, PARK MANAGER shall provide RESIDENT with a notice of the rental adjustment due. Such notice shall include a summary of the increases and decreases in all expenses covered under this paragraph, statement of the changes in the Consumer Price Index, and a calculation of the resulting rent adjustment.

C. Capital Improvements and Equipment. In addition to the rental adjustments described in Paragraphs 2A and 2B, PARK OWNERS shall be entitled to pass through RESIDENT'S allocable share of the cost of any capital improvements made to the park including the cost of any necessary maintenance equipment for the general benefit of the park, RESIDENT and others. Said cost shall not include the cost of adding additional new spaces to the Park or bringing service to those spaces. For the purposes of this provision, the cost of a capital improvement shall be considered the amount necessary to amortize the actual cost of the improvement, together with interest at the rate of 10% per annum, over the period reasonably required to completely depreciate the capital improvement, which in no case shall be shorter than the depreciation or cost recovery period chosen by the PARK OWNERS for federal tax purposes. The adjustment to be made pursuant to this paragraph need not be made on a particular adjustment date but is to be effective no less than 90 days after written notice from PARK MANAGER specifying the amount of the increase, the amount of the new rent, and the date on which the adjustment becomes effective. This adjustment shall be preceded by the notice pursuant to ORS 90.600 in the same manner as provided above.

Example: Say a 104 space park is making a March 1 rent adjustment with a \$215 per month base rent. The operating expenses ending October 31 were \$1,720 higher than the operating expenses the prior year. The CPI increased 2% for the period ending 120 days prior to March 1. Assume a capital

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improvement with a cost of \$5,300 and an estimated useful life of five (5) years was added to the park for the use of all RESIDENTS. The rent for the period of the next adjustment date would be calculated as follows:

Expense Adjustment: Of the total expense increase of \$1720, RESIDENT'S allocable share would be \$1,720 divided by 104 or \$25.29 for the year, or \$1.31 per month.

CPI Adjustment: The CPI adjustment would call for an increase of 1.7% (85% of 2%) or \$3.65 for a \$215 per month space.

Capital Improvement Adjustment: Payments of \$112.62 per month are necessary to amortize \$5300 over five (5) years at a 10% interest rate. RESIDENT'S monthly share of this expense (\$112.62 divided by 104) is \$1.03.

Therefore, the rent adjustment would be computed as follows:

\$215.00	Base Rent
\$ 2.11	Expense Adjustment
\$ 3.66	CPI Adjustment
\$ 1.65	Capital Improvement
\$222.42	

Additional Increase. At the end of the initial term of this Lease Agreement or at the end of any extension term, PARK MANAGER shall have the option to increase the amount of the rent which will be applicable at the beginning of any extension term. If this option is exercised, then PARK MANAGER will give written notice to RESIDENT at least 180 days in advance of the expiration of the initial term of this Lease Agreement or the expiration of any extension term.

3. ADVANCE LEASE PAYMENT. The RESIDENT agrees to pay the first month's rent, and an advance payment of an equal amount that will be applied toward the last month's rent before taking possession of the space.

4. ADDITIONAL SUMS DUE. In addition to the rent specified in Paragraph 2 above, the following additional charges, deposits and fees shall be assessed monthly:

- A. Additional Adult Occupant(s) \$50.00 per person per month
- B. Additional Vehicles \$25.00 per vehicle per month
- C. R.V. Storage \$30.00 per vehicle per month
- D. NSF Checks \$40.00 per check
- E. Late Charge (after 7th day) \$50.00 per payment

All fees in section 4 may be changed or added to without notice in accordance with Oregon Law.

5. SERVICES. PARK MANAGER agrees to provide access to the following essential services and facilities such as water supply, sewage disposal, refuse disposal, outside lighting, and maintenance of the Park. However, the sewer and water charges are controlled by the City.

RESIDENT agrees to pay for the following services indicated by Resident's initials:

	Initials	Initials
Electric		
Phone		
T.V. Cable		
Water		
Sewer		
Garbage		
Any and all other services;		

6. SUBORDINATION AND ATTORNMENT. RESIDENT agrees that this Long Term Lease Agreement is subordinate to the lien of any mortgage, security agreement, trust deed, contract, or other financing between PARK MANAGER and its lenders, now existing or in the future. RESIDENT shall from time to time, upon request from PARK MANAGER, execute and deliver any document or instruments that may be required by any lender to effect any subordination.

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7. ASSIGNMENT OR SUBLETTING. RESIDENT is prohibited from subleasing the space or assigning this Lease Agreement.

8. ADDITIONAL OCCUPANTS AND GUESTS. RESIDENT is prohibited from allowing another person (not listed as a resident on the Lease Agreement) to “occupy” (within the meaning of ORS 90.403) the premises without PARK MANAGER’S written permission. Additionally, RESIDENT shall not permit anyone not listed as a resident on the Lease Agreement to cumulatively occupy (which shall mean either staying at the home or lot overnight or for at least ten (10) hours during a 24-hour period) the home or lot for thirty (30) days or more in a rolling twelve (12) month period. (For example, allowing four (4) separate individuals to occupy the home or lot for ten (10) days each in a given year would violate this provision, as the cumulative total days of occupancy would be forty (40) days). No one (whether RESIDENT or otherwise) shall be permitted to sleep or stay on the lot but outside of the home (e.g. in a tent in the backyard or in a car in the driveway).

Any individual not listed as a resident on the Lease Agreement who will be staying with RESIDENT for thirty (30) or more days in any rolling twelve (12) month period (whether consecutively or cumulatively) must apply for Temporary Occupancy or Residency and be approved by PARK MANAGER. If the individual is not approved as a Temporary Occupant or Resident, he or she must promptly leave the Community.

9. RULES AND REGULATIONS. RESIDENT agrees to comply with the Rules and Regulations of the Park, a copy of which is attached hereto, as well as any additional rules and regulations which may from time to time be lawfully adopted by PARK MANAGER. The Rules and Regulation are expressly incorporated into and made a part of this Lease Agreement such that they are enforceable against RESIDENT as a provision of the Lease Agreement even if the Rule(s) or Regulation’s at issue do not satisfy ORS 90.510(6)(a) or (b). Violation of the said Rules and Regulations by RESIDENT and/or RESIDENT’S guests shall constitute a violation of this Lease Agreement and may be cause for eviction. The Rules and Regulations may be changed pursuant to the process set forth in ORS 90.610(5)-(9), which, among other things, allows rule changes with 60 days’ notice unless tenants of at least 51% of the eligible spaces file an objection in writing within thirty (30) days.

10. SALE OF HOME AND SPACE. In the event the RESIDENT desires to sell the mobile home to a purchaser who desires to leave it on the same rented space, the following procedures shall apply:

- A. RESIDENT shall give to PARK MANAGER thirty (30) days’ notice in writing prior to the sale of the mobile home, and the prospective purchaser shall at the same time submit a complete and accurate written application for the occupancy of said home as a tenant when the sale is complete.
- B. The PARK MANAGER shall have twenty (20) days after receipt of the new resident's fully completed application in which to accept or reject the prospective tenant. Should the PARK MANAGER reject the prospective tenant, the PARK MANAGER will furnish to the seller and the purchaser, a written statement of the reasons for the rejection.
- C. The PARK MANAGER shall have the right to reject a purchaser as a tenant for any lawful reason. Approval is conditioned on, at a minimum:
 - (1) The purchaser’s prior credit and rental history, character references and criminal record being satisfactory;
 - (2) An acceptable number of residents applying to live in the home;
 - (3) Sufficient income to reasonably meet the monthly rental and other expense obligations under this Lease Agreement;
 - (4) Satisfactory number and type of the pets purchaser intends to bring to the home or lot;
 - (5) No evidence that the prospective tenant has provided PARK MANAGER with false misleading information on any material item;
 - (6) Prospective tenant curing any of RESIDENT’S outstanding notices of default in rent, or in this Lease Agreement or the Rules and Regulations, prior to commencement of the tenancy.

Rejection of a prospective tenant shall be final, and PARK MANAGER shall have no obligation to entertain any further submissions from the same prospective tenant.

- D. If the PARK MANAGER accepts the potential purchaser as a tenant, PARK MANAGER shall present a new LEASE AGREEMENT to the purchaser containing any new conditions, plus the termination date of the LEASE AGREEMENT. The PARK MANAGER shall inform the purchaser at time of acceptance what conditions shall be imposed on a subsequent sale. These conditions need not be the same as those conditions contained in this Lease Agreement, and may include removal of the home based upon its age, size or condition if the home has been modified from the manufacturer's original specifications. This requirement may impact the market value of the dwelling upon resale by RESIDENT. It is expressly understood and agreed that this Lease Agreement is personal between


 
 
 
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PARK MANAGER and RESIDENT, and the rights created herein are not assignable. PARK MANAGER reserves the right to require, as a condition of occupancy, that the purchaser remove the mobile home upon termination of the Lease Agreement or upon subsequent resale of the mobile home.

- E. The prospective purchaser may not take occupancy of the mobile home purchased and the space occupied by the mobile home until said purchaser has been approved by the PARK MANAGER and has signed a Lease Agreement.
- F. RESIDENT may not sell RESIDENT'S home to a person who intends to leave the home on the rental space until PARK MANAGER has accepted the purchaser as a tenant.

11. LANDSCAPE AND LOT MAINTENANCE: Homeowner is responsible for maintaining all landscaping and keeping clean the exterior of Homeowner's home as well as the lot and all appurtenant structures at all times.

12. APPROVAL AND OWNERSHIP OF IMPROVEMENTS TO RENTAL SPACE. Any improvements RESIDENT intends to make to RESIDENT'S lot, including but not limited to carport/shed, fencing and/or landscaping, must first receive written approval from PARK MANAGER. Upon termination of RESIDENT'S tenancy, the lot must be left in substantially the same condition as it was upon commencement. RESIDENT shall be solely responsible for all damage to the lot occasioned upon siting and/or removal of the dwelling unit. All improvements, including fencing, carport/shed and plantings or other landscaping placed upon the lot, whether by Pioneer Park Mobile Estates, LLC or RESIDENT, shall become the property of Pioneer Park Mobile Estates, LLC upon termination of the tenancy, unless the parties agree otherwise in writing at least twenty (20) days prior to such termination

13. TERMINATION OF TENANCY. RESIDENT, this Lease Agreement may be terminated by RESIDENT by giving PARK MANAGER not less than thirty (30) days written notice prior to the date of the departure from the park.

PARK MANAGER may terminate the tenancy as provided by Oregon Law. This includes PARK MANAGER'S right to terminate the tenancy if RESIDENT:

- A. Fails to pay rent within seven (7) days after it is due, in which case PARK MANAGER may give RESIDENT written notice of non-payment and intention to terminate the tenancy if the rent is not paid within seventy-two (72) hours of service of the notice. If not so paid PARK MANAGER may terminate the tenancy and institute eviction proceedings. If rent is unpaid when due and RESIDENT fails to pay rent within seven (7) days, including the first day rent is due, and PARK MANAGER has given RESIDENT three or more notices for nonpayment of rent within the previous 12 months, PARK MANAGER may terminate the tenancy by giving RESIDENT not less than thirty (30) days' notice in writing before the date designated in the notice for termination. RESIDENT has no right to cure such a notice.
- B. Violates a law or ordinance related to Resident's conduct as a RESIDENT, violates any Park rule or regulation or fails to complete necessary repairs to the home based upon its damage or deterioration. In this case, the Notice to Terminate shall set forth the facts sufficiently to notify the RESIDENT of the reasons for the termination of the tenancy in addition to providing any other information required under Oregon Law.
- C. RESIDENT may avoid this termination by correcting the violation within thirty (30) days or such other time as allowed by law. If substantially the same act or omission occurs again within six (6) months of the date of the prior 30-day notice, the PARK MANAGER may terminate the tenancy upon giving twenty (20) days written notice specifying the violation and date of termination.
- D. Where RESIDENT or someone in RESIDENT'S control or the RESIDENT'S pet seriously threatens or inflicts personal injury upon the PARK MANAGER or others, intentionally causes substantial damages to the premises or commits an outrageous act, the tenancy may be terminated upon twenty-four (24) hours written notice specifying the cause.
- E. Has vacated the premises and PARK MANAGER has not knowingly accepted rent from the person in possession.
- F. If PARK MANAGER intends to cease operation of the Park, PARK MANAGER may terminate the tenancy as provided by Oregon Law.
- G. RESIDENT, this Lease Agreement automatically terminates upon the death of the RESIDENT, or if more than one RESIDENT, the last to survive.

14. RESIDENT TO PAY CERTAIN COSTS. If a mobile home or other personal property is abandoned by RESIDENT, PARK MANAGER may dispose of the mobile home or other personal property as permitted by law and may deduct from the proceeds such costs as are allowed by law. RESIDENT shall pay, upon demand, all costs as are allowed by law. RESIDENT shall pay, upon demand, all costs and expenses legally incurred by PARK






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MANAGER in moving or storing the mobile home, including reasonable storage charges and reasonable attorney's fees.

15. ATTORNEY'S FEE AND COSTS. In the event that suit, action or arbitration is instituted to enforce or interpret this Lease Agreement, reasonable attorney's fees shall be awarded to the prevailing party in both the trial and appellate courts as part of costs and disbursements.

16. NEGLIGENCE OF RESIDENTS, GUESTS, AND VISITORS. RESIDENT agrees to pay all damages caused by the RESIDENT and/or RESIDENT'S guest, agents, visitors, pets or visitor's pets. RESIDENT agrees to indemnify and hold PARK MANAGER harmless from any and all damages, costs and losses of whatsoever kind or nature, including any legal fees or court costs incurred by PARK MANAGER, caused by such negligence, recklessness or intentional conduct.

17. INDEMNIFICATION. PARK MANAGER will not be liable for any loss, damage or injury of any kind to the person or property of any RESIDENT or any employee, guest, invitee, permittee, or licensee of RESIDENT, arising from any cause unless it was the result of gross negligence, recklessness or willful act of the PARK MANAGER.

18. INSURANCE. PARK MANAGER does not carry public liability or property damage insurance to compensate RESIDENT, guests of RESIDENT, or any other person from any loss, damage or injury except those resulting from situations where PARK MANAGER would be legally liable for such loss, damage or injury. RESIDENT is required, at RESIDENT'S own cost, to carry homeowners insurance that covers the mobile home in the event of fire or other casualties in which the mobile home may be affected, and personal liability or such other insurance as is necessary to protect RESIDENT and guest or others from loss or liability.

19. PARTIAL INVALIDITY. If any term or provision of this Lease Agreement is declared invalid or unenforceable, the remainder shall not be affected thereby, and each remaining term and provision of this Lease Agreement shall be valid and be enforceable to the fullest extent permitted by law. Additionally, in the event it is determined by PARK MANAGER or a court of law, that this Lease Agreement does not contain a provision required under Oregon Law to be included herein, RESIDENT agrees that this Lease Agreement may be appropriately modified or amended to conform to law, and that PARK MANAGER shall not be liable therefore, unless PARK MANAGER failed or refused to make such change within 30 days of the date of first notification thereof.

20. LIENS AND CLAIMS. RESIDENT shall not allow any lien, claim or demand arising from any work or construction, repair, restoration, maintenance or removal done for RESIDENT, or for RESIDENT'S mobile home or space, to be enforced against PARK MANAGER, and RESIDENT will pay all such liens, claims and demands before any action is brought to enforce them. RESIDENT agrees to hold PARK MANAGER free and harmless from all liability for any and all such liens, claims or demands, together with all costs and expenses, including but not limited to attorney's fees and court costs.

21. MODIFICATION OF THIS LEASE AGREEMENT. Except as otherwise provided herein and by Oregon law (e.g. for rent increases), this Lease Agreement may be changed or modified only by a written agreement signed by both parties. Provided, notwithstanding the preceding sentence, in the event of any change in Oregon law affecting or relating to the contents of Lease Agreements, RESIDENT agrees that PARK MANAGER shall have the right to prepare the appropriate modification of this Lease Agreement and that both RESIDENT and PARK MANAGER will promptly sign the same.

22. ENTIRE LEASE AGREEMENT. This Lease Agreement and the Rules and Regulations promulgated by the PARK MANAGER, represent the entire Lease Agreement between the parties, and there are no others. This Lease Agreement supersedes all prior and contemporaneous agreements, representations and understandings, whether written or oral.

23. DISPUTE RESOLUTION. The following matters are not subject to the dispute resolution provisions of this paragraph: Nonpayment of rent or other sums due under this Lease Agreement; increases of rent; closure of the mobile home park; any matters for which a notice of termination has or could be issued by PARK MANAGER pursuant to Oregon Law if such notice is not curable, including but not limited to "three strikes" notices, 24-hour notices for outrageous or dangerous conduct, or 20-day notices for repeat violations of the Rules or this Lease Agreement. However, as to any other disputes relating to any rights, duties or obligations of the PARK MANAGER or the RESIDENT, including disputes between one resident and another, the parties shall attempt to resolve them in the following manner:

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A. RESIDENT may request a meeting with the Park Manager to discuss the dispute, or the Park Manager may request a meeting with the RESIDENT. If neither party requests a meeting, no meeting is required.

B. If the steps set forth in A above are not successful in resolving the dispute, either PARK MANAGER or RESIDENT may request mediation of the dispute by notifying the other party in writing of said request, and within thirty (30) days thereafter both parties may meet with the Oregon State Ombudsman at an agreeable time and place in a good faith attempt to mediate the dispute.

24. NOTICES.

Notices from RESIDENT to PARK MANAGER at PIONEER PARK MOBILE ESTATES, shall be delivered by either 1)personal delivery; (2) first class mail; or (3) first class mail and attachment to the following address. The same address is to be used for purposes of attaching the notice if first class mail and attachment is used to:

Marie Sproul, Managing Owner
1282 3rd St., Lot #1
Lafayette, OR 97127

Notices from PARK MANAGER to RESIDENT shall be delivered by either 1)personal delivery; (2) first class mail; or (3) first class mail and attachment to the following address. The same address is to be used for purposes of attaching the notice if first class mail and attachment is used.to:

RESIDENT(S) _____
1282 3rd St., Lot# _____,
Lafayette, OR 97127

25. TREE POLICY. RESIDENT must obtain permission from PARK MANAGER:

- A. before planting any trees. RESIDENT may request permission by giving PARK MANAGER a description of the tree, including the species, and specify the location where the tree will be planted.
- B. before removing any tree(s) from the space.

BY EXECUTING THIS LEASE AGREEMENT, RESIDENT ACKNOWLEDGES THAT RESIDENT HAS RECEIVED A COPY OF THIS LEASE AGREEMENT, A COPY OF THE RULES AND REGULATIONS OF THE PARK, AND THAT RESIDENT HAS READ THEM AND UNDERSTANDS THEM AND IS WILLING TO ABIDE BY THESE RULES AND REGULATIONS AND THIS LEASE AGREEMENT.

Initial here: _____

PARK MANAGER/PARK AGENT

RESIDENT SIGNATURE

RESIDENT SIGNATURE

RESIDENT SIGNATURE

RESIDENT SIGNATURE

SIGNED on the date shown on page 1 of this Lease Agreement

PIONEER PARK MOBILE ESTATES, LLC
(Revised: December, 2016)

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