

Lot # 22

Pioneer Mobile Home Park  
Landlords: Donald and Elaine O'Quinn  
PO Box 968  
Lillington, North Carolina 27546

### Lease Agreement

Before a tenant may rent a mobile home space in the Pioneer Mobile Home Park, he must agree to abide by the rules and guidelines listed below. Failure to abide by these rules will result in the termination of the lease agreement and expulsion from the park.

### Terms of Agreement

1. A deposit of one month's rent of \$125.00 will be paid when the lease is signed along with the first month's rent.
2. Rent is due the first of the month and should be mailed to Pioneer MHP, Box 968, Lillington, NC 27552. (Envelopes will be provided.) Receipts will not be written; your canceled check or money order receipt will be your proof of payment.
3. If the rent is not paid by the 10<sup>th</sup> of the month, a \$10.00 late fee will be charged. If the payment is made after ten (10) days, the tenant will be charged the \$10.00 late fee plus a \$1.00 per day for each day after the 10<sup>th</sup> day. (Example: If the rent is paid on the 20<sup>th</sup> of the month, a tenant would be charged the regular rent plus a \$10.00 late fee plus an addition \$10.00 for going ten days beyond the tenth.) The payment date will be determined by the postmarked date on the envelope.
4. If the rent is not paid for one month and is not paid by the 10<sup>th</sup> of the second month, we will go to small claims court to collect what is owed. By the 10<sup>th</sup> of the second month, the tenant would owe \$125.00 plus \$125.00 plus \$30.00 plus \$10.00, a total of \$290.00. Added to this amount would be a \$100.00 court fee which the tenant would also have to pay. Therefore, we strongly encourage tenants to keep up-to-date with their rent.
5. Rent can be increased by giving the tenant a ninety (90) day advanced notice.
6. Lots shall be used for residential purposes only. No business, manufacturing, commercial, or unlawful activity shall be conducted within the mobile home park.
7. Only single-family dwellings (the tenant and his immediate family) will be allowed.
8. If mobile homes are not new, the tenant must get his mobile home approved by the landlords before placement in the park.
9. No animals will be allowed to run loose in the park. House pets are acceptable if they remain in the house.
10. No firearms may be discharged on the park property.

11. Residents will be required to store garbage in normal garbage cans and remove them from the premises when full. (The county charges a \$70.00 annual garbage fee for all its residents. We are billed for this fee for all mobile home residents. In October, we will expect you to reimburse us for the garbage fee.)
12. If the tenant desires, a storage building may be constructed on the lot with the approval of the landlord.
13. The tenant shall keep his yard mowed, clean and neat. If management has to intervene, after a three (3) day notice, there will be a \$25.00 fee added to the next month's rent for the landlord's having to cut the grass.
14. The planting of shrubs and trees is encouraged; however, all plantings become the property of the landlord when the tenant leaves the park.
15. Tenants shall underpin their mobile homes within sixty (60) days. Only vinyl underpinning may be used.
16. The pond on the south and east side of the park is not a part of the park. The owner of this pond or the landlords of the park will not be responsible for any accidents that might occur in or near the water.
17. The landlord reserves the right to make regular inspections of the tenant's lot, to check for compliance with this agreement and for general purposes of health, safety, and lot maintenance. The landlord shall have the right of entry onto the tenant's lot for this purpose.
18. Tenants will have no loud or boisterous parties on the premises. Everyone is expected to be considerate of the surrounding neighbors and keep noise level from radios, televisions, etc. to a moderate level. Harassment of any other tenants will not be tolerated.
19. The tenant will give the landlord a thirty (30) day notice before moving from the park. The landlord will give the tenant a thirty (30) day notice when the lease is being terminated.
20. Tenants will restore their lots to a presentable condition within five (5) days after vacating said lot. If the landlord has to clean up the lot, part or all of the deposit will be withheld for this service.
21. The Canadian Geese in and around the park have been residents of this area for a long time. Since these geese are protected by law, it is a federal offense to shoot or harm one, so try to learn to live with and enjoy them.

The tenant agrees and states by his signature that he/she fully understands and will abide by all parts of this rental agreement. Any breach of the terms of this lease will give the landlord the right to terminate the rental agreement. The tenant will be notified and given thirty (30) days to vacate the premises.

The tenant agrees to pay the landlords' court costs and any legal fees that are incurred in representation on any matters occasioned by the tenant's default.

Cecil Guy Coak  
 (Husband's Signature)

\_\_\_\_\_  
 (Wife's Signature)

Signed this 23 day of 06 2019  
 (day) (month) (year)

Donald O'Quinn - Park owner  
Donald O'Quinn