

**YOUNG'S MOBILE HOME PARK**

**10760 NC HWY 210 N.**

**ANGIER, N.C. 27501**

**919-639-2402**

**919-427-8233**

# 118

This Agreement of Lease, made this 19 day of July

2019, between Young's Mobile Home Park, Landlord and

LESTER "Keith" Benson, hereinafter called Tenants.

Witnessed:

That the Landlord does hereby demise unto the Tenants the

Premises designed as Lot K <sup>138 LAYTON LN.</sup>, on which the Tenants will install a mobile home, for a rental fee of:

Base Rent	<u>175<sup>00</sup></u>
Water & Sewer	<u>- 0 -</u>
Pets'	<u>- 0 -</u>
Deposit	<u>- 0 -</u>
Other	<u>          </u>
Total	<u>175<sup>00</sup></u>

**TERM OF LEASE**

The term of lease to commence on the first day of Aug 2019, for a period of ninety (90) days, and to continue thereafter in full force and effect on a calendar month basis until proper notice of termination is given by either party hereto.

**TERMINATION OF LEASE AGREEMENT**

Either party hereto may terminate the lease agreement at any time by giving the other party thirty (30) days notice in writing.

**BASIC RENT**

The monthly rental of & 175<sup>00</sup> is due and payable on the first day of each and every month, IN ADVANCE during the term of occupancy.

**ADDITIONAL RENT LATE CHARGES**

Basic rent not paid on or before the fifth day of each month shall have a \$5.00 per day late charge.

**RENT PAYMENT**

All rents are to be paid to Dale W. Young, P.O. Box 547, Angier, N.C. 27501

GARBAGE DISPOSAL

Garbage disposal will be made by professional garbage disposals weekly. The Landlord shall have all the rights and remedies with respect thereto of the above as the Landlord has for nonpayment for the basic rent.

The Landlord shall be entitled at any time during the term of the lease to increase the basic rent, rules, pet fees, deposits, late charge, or sewer and water charges to any amount determined by the Landlord, provided the Landlord gives the Tenants written notice of thirty (30) days prior to the date such increases become effective, and further provided that if the Landlord gives such notice, then the Tenant shall have the right to exercise his other right to terminate the lease by giving the required thirty (30) days notice. The Landlord reserves the right to come on the site to repair utility lines, to inspect heat tapes and water leaks outside home, or for any other necessary management and repair purposes.

RULES AND REGULATIONS

The rules and regulations in regard to such premises annexed to and referenced into this lease agreement and to such amendments and modifications thereof as made from time to time by the Landlord shall be considered a material part of this lease agreement and that Tenants covenant that said rules and regulations shall be faithfully observed by the Tenants, and his employees, and all persons invited by the Tenant onto the premises. A violation by the Tenant of the rules and regulations shall be considered a material noncompliance with this lease agreement and upon the failure of the Tenant to remedy this violation within twenty-one (21) days after receipt of the Tenant of written notice specifying such violation, the Landlord may terminate the lease agreement upon expiration of thirty (30) days after written notice, and institute a claim for possession, for rent and a separate claim for actual damages.

USE AS RESIDENCE ONLY

The Tenant shall use the premises as a residence for tenants only and for no other purpose whatsoever. No commercial use or parking of commercial vehicles is allowed.

The Tenants hereby acknowledge that they have read and received a copy of the rules and regulations of this park and agree to abide by these rules together with their visitors and failure to do so shall constitute a breach of their lease.

WITNESS THE FOLLOWING SIGNATURES AND SEALS:

TENANT *Leah Kent Brown*

TENANT \_\_\_\_\_

LANDLORD *Dee W. Young*

BY: \_\_\_\_\_

NAMES OF ALL OCCUPANTS

LESTER KEITH BENSON

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

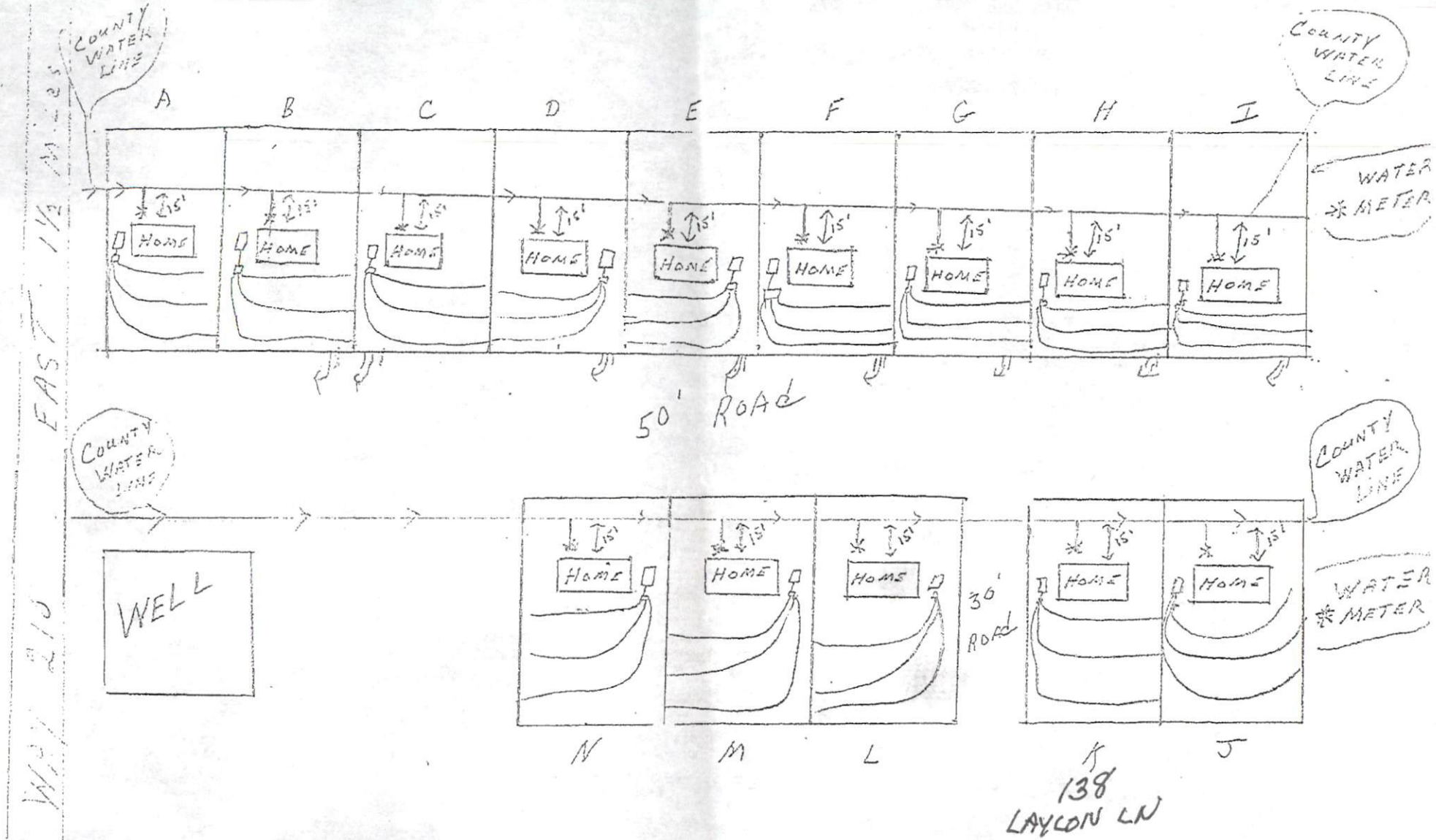
\_\_\_\_\_

MAKE OF HOME TRU Delight

LENGTH 14 WIDTH 60 YEAR 2019

HOME FINANCED BY: \_\_\_\_\_

PHONE # 910-747-5613



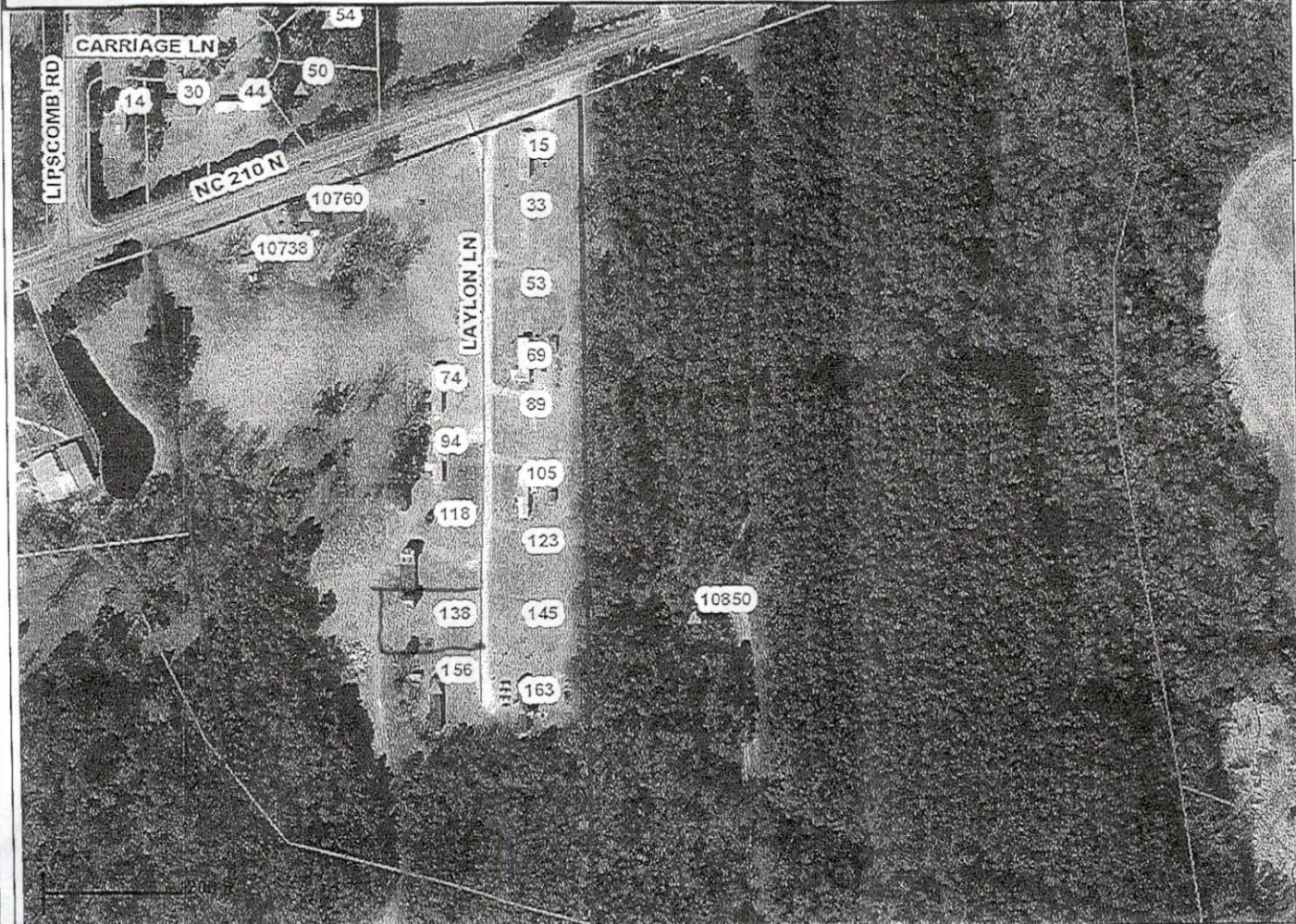
1/2 Miles EAST Highway 210

Approved By  
 Rodney M. TART, DIRECTOR  
 April 15<sup>TH</sup> 1991

Young's Mobile Home Park  
 Oville P. Young (owner)

HARNETT COUNTY, NORTH CAROLINA

GIS/LAND RECORDS



- AddressPoints
- Road Centerlines
- MajorRoads
- Rivers
- Parcels
- County\_Boundary
- CityLimits
- Harnett\_2013.sid
  - Red: Band\_1
  - Green: Band\_2
  - Blue: Band\_3

Harnett County GIS  
 305 W Cornelius Harnett Blvd, Suite 100  
 Lillington NC 27546  
 Phone: 910-893-7523 www.harnett.org

Any use of this map shall be at the sole risk of the user of this map. Although, all effort has been taken to insure accuracy in the data presented, Harnett County makes no warranty, expressed or implied, as to the accuracy of this information represented herein. Any user of this product shall hold harmless Harnett County, its elected officials, employees and agents from and against any claim, damage, loss, action, cause of action, or liability arising from the use of this GIS product.

