

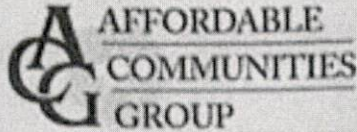
**MOBILE HOME PARK
LOT LEASE AGREEMENT**

Affordable Communities Group, LLC (hereinafter "Lessor"), in consideration of and subject to the terms, conditions and covenants herein, hereby agrees to rent the mobile home at lot # _____ located at Lillington Village Mobile Home Park at 145 Blake St.

(hereinafter "Premises") to:
Claudia Elliott

(hereafter referred to as "Lessee"). The lot rent payment will be \$ 350.00 and shall be due monthly on the first day of each month. **CASH IS NOT ACCEPTED FOR RENT PAYMENTS.** The term of this lease shall be from 3/24/2022 to 5/31/2022. This lease will be governed under the laws of the State of NC.

- 1. Automatic Renewal:** This Lease shall automatically renew from month-to-month under the same terms and conditions unless either (1) the Lessee notifies the Lessor at least 30 days prior to the expiration of Lease term that the Lessee does not intend to renew this Lease or (2) the Lessor notifies the Lessee at least 30 days prior to the expiration of the Lease term that Lessor intends not to renew the lease. Future increases in lot rents will correspond with increases for the entire park and shall be effective 30 days after notification to Lessee.
- 2. Utilities:** Lessee shall be responsible for their own water, sewer, and electrical use. This obligation is in addition to and apart from the obligation to pay rent and failure to pay Lessor or Utility Company for water, sewer, and/or electrical use shall be a breach of this lease. The water supplied at this community is from an onsite well that is regulated and monitored by a licensed and independent third party company. We will make every effort to supply potable water. We do not warrant or guarantee the quality of supplied water. Bottled water may be a better option for drinking consumption.
- 3. Late Fees:** Any monthly payment not received in the designated office by the close of business on the 5th day of the month will be considered "late". A late fee of \$15.00 shall be automatically assessed to that month's payment.
- 4. Default:** If Lessee fails to make payment, including delinquent late fees or utilities payment, within 5 days of the due date, Lessee shall be considered in default of this Lease. In this case, Lessor shall have the right to begin the process of eviction by providing resident with a 10 day notice of termination of Lot Rent agreement. If Lessee does not pay all sums due within the 10 day period, the Lessor shall have the right to terminate this Lease and begin eviction proceedings against Lessee and to seek all unpaid rent, including late fees, damage assessments, water payments, fines, attorneys fees, costs, etc.
- 5. No Subletting:** Lessee may not sublet their mobile home lot to any other individual.
- 6. Termination/Abandonment:** Lessee(s) agrees that upon termination of this Lease whether by mutual agreement or by default, they will vacate the Premises peaceably and immediately. Upon surrender or abandonment by Lessee of this lot, Lessee hereby releases Lessor and all its agents from any and all liability and responsibility whatsoever regarding the storage or disposition of Lessee's personal property, pursuant to North Carolina General Statutes.
- 7. Damage Charges:** Lessee agrees to reimburse Lessor for any damages done to Park's common area and grounds by Lessee or any person visiting or staying with Lessee. Damage charges are part of rent.



No Safety or Security Guarantee: Lessee(s) acknowledges that Lessor does not promise, warrant, or guarantee the safety and/or security of Lessee's person or personal property against criminal actions of other residents or third parties. Each Lessee has the responsibility to protect himself/herself and their belongings. Lessee(s) acknowledges that Lessor has not represented or implied in any manner that security of person or property is provided, promised, or guaranteed or that this community was or will be free of crime. Lessee(s) also acknowledges that Lessor does not provide security guards or security alarm systems for the park. Lessee agrees to hold Lessor harmless from claims arising out of criminal acts of other residents or third parties to Lessee's person or property.

CE _____

Right of First Refusal to Purchase: Lessee agrees that the Lessor has the first right of refusal to purchase lessee's home in the event the lessee decides to sell the home located in this community.

CE _____

Duty to Supervise Children: Lessee has a duty to supervise and ensure the safety of their children and their friends at all times. Lessee agrees to hold Lessor harmless from and against any loss, damage, claim, demand, cost and expense, including legal expense, arising out of or connected to any accident or mishap to their children or their children's friends that occur on their lot, in their home, on the community playground, or on any Park premises.

CE _____

Duty to Vacate Unit During Severe Weather: Lessee(s) acknowledges that they have a duty to vacate everyone on their lot to a safer location if there is a threat of severe weather, including, but not limited to, tornado and hurricane watches and warnings. Lessee further acknowledges that Lessor is in no way responsible for any damage or injury caused to a Lessee(s) lot or to their bodily person from any severe weather, including but not limited to tornadoes and hurricanes.

CE _____

Community Rules: Lessee acknowledges that Lessee has received a copy of the community rules and agrees to abide by said rules.

CE _____

Signatures: By signing below, Lessee(s) agrees to abide by all rules and regulations listed in this lease:

3/10/2022 9:34:10 AM

Claudia Elliott

Lessee

3/10/2022 9:34:10 AM

Kayleigh Poss

Lessor

3/10/2022 9:34:10 AM

Claudia Elliott

Lessee